

**Miami Beach Redevelopment Agency
Commission Chambers, 3rd Floor, City Hall
1700 Convention Center Drive
June 8, 2005**

Chairman of the Board David Dermer
Member of the Board Matti Herrera Bower
Member of the Board Simon Cruz
Member of the Board Luis R. Garcia, Jr.
Member of the Board Saul Gross
Member of the Board Jose Smith
Member of the Board Richard L. Steinberg

Executive Director Jorge M. Gonzalez
Acting Assistant Director Timothy D. Hemstreet
General Counsel Murray H. Dubbin
Secretary Robert E. Parcher

AGENDA

1. ROLL CALL

2. OLD BUSINESS

- A Report Of The Itemized Revenues And Expenditures Of The Miami Beach Redevelopment Agency For The Month Of April 2005. (Page 451)

3. NEW BUSINESS

- A A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency, Approving An Amendment To The Fiscal Year 2004/05 Operating Budget For The Anchor Garage Facility In Order To Fund Certain Internal Service Charges From Property Management And Fleet Management In Order To Provide General Maintenance In The Anchor Garage Facility; And Appropriating \$42,000 In Available Revenues From The Operation Of The Anchor Garage Facility For Said Purpose. (Page 497)
- B A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency, Amending The Fiscal Year 2004/05 Budget, Of The Miami Beach Redevelopment Agency, City Center Redevelopment area, By Increasing The Anchor Garage Facility Use/Usage Fee Line Item From \$86,800 To \$156,800, In Order To Reflect The Gross Payments Required Pursuant To The Terms Of The Anchor Garage Easement Agreement Dated September 20, 1996, By And Between The Miami Beach Redevelopment Agency And The Miami Beach Redevelopment, Inc., (Loews); And Appropriating \$70,000 In Available Revenues From The Operation Of The Anchor Garage Facility For Said Purpose. (Page 502)

- C A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency, Approving The Appropriation Of And Advancing \$713,000 From Non-Tax Increment Redevelopment Agency Funds From City Center Redevelopment Area, For Subsequent Reimbursement By The Florida Department Of Transportation, Transportation Enhancement Program (TEP) Funds, For The Restoration And Enhancement Of The Collins Canal North Bank Seawall. **Joint City Commission And Redevelopment Agency** (Page 509)
- D A Resolution Of Chairman And Members Of The Miami Beach Redevelopment Agency Appropriating And Transferring To The City Of Miami Beach \$105,651 In City Center RDA Funds To Fund Proposed Contracts Between The City Of Miami Beach And Neighborhood Maintenance, Inc. And With Florida Lawn Service, Inc., Respectively, Subject To Award Of The Contracts By The Mayor And City Commission, In Connection With Request For Approval To Award Pursuant To Invitation To Bid No. 08-04/05 For Landscape Maintenance Services For The Beachwalk, Boardwalk And Spoil Areas, In The Estimated Annual Amount Of \$275,804. **Joint City Commission And Redevelopment Agency** (Page 514)

End of RDA Agenda



HOW A PERSON MAY APPEAR BEFORE THE REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH, FLORIDA

The regularly scheduled meetings of the Redevelopment Agency are established by Resolution and are generally held on the same day the Miami Beach City Commission holds their regularly scheduled meetings. The Redevelopment Agency meetings commence at 10:00 a.m.

1. Jorge M. Gonzalez has been designated as the Agency's Executive Director.
Robert Parcher has been designated as the Agency's Secretary.
2. Person requesting placement of an item on the agenda must provide a written statement to the Agency Executive Director, 4th Floor, City Hall, 1700 Convention Center Drive, telephone 673-7285, outlining the subject matter of the proposed presentation. In order to determine whether or not the request can be handled administratively, an appointment will be set up to discuss the matter with a member of the Executive Director's staff. Procedurally, "Request for Agenda Consideration" will not be placed upon the Agency agenda until after Administrative staff review. Such review will ensure that the issue has been addressed in sufficient detail so that the Agency members may be fully apprised of the matter to be presented. Persons will be allowed three (3) minutes to make their presentation and will be limited to those subjects included in their written request. Such written requests must be received in the Executive Director's office no later than noon on Tuesday of the week prior to the scheduled Agency meeting to allow time for processing and inclusion in the agenda package.
3. Once an agenda for the Redevelopment Agency meeting is published, and a person wishes to speak on items listed on the agenda, he/she may call or come to the Agency Secretary's Office, 1st floor, City Hall, 1700 Convention Center Drive, telephone 673-7411, before 5:00 p.m., on the Tuesday prior to the Agency meeting and give their name, the agenda item to be discussed and, where known, the agenda item number.

Copies of the Agency agenda may be reviewed at the Agency's Secretary Office (City Clerk's Office) on the Monday prior to the Agency's regular meeting.

The complete agenda, with all backup material, is available for inspection on the Monday prior to the Agency meeting at the Agency Secretary office (City Clerk's Office).

4. All persons who have been listed by the Agency Secretary to speak on the agenda item in which they are specifically interested, will be allowed up to three (3) minutes to present their views.

Robert Parcher
Agency Secretary

March 7, 2001

CITY OF MIAMI BEACH

2005 CITY COMMISSION AND REDEVELOPMENT AGENCY MEETINGS

Commission Meetings

January 12 (Wednesday)

February 2 (Wednesday)

February 23 (Wednesday)

March 16 (Wednesday)

April 20 (Wednesday)

May 18 (Wednesday)

June 8 (Wednesday)

July 6 (Wednesday)

July 27 (Wednesday)

September 7 (Wednesday)

October 19 (Wednesday)

November 2* (Wednesday)

November 16* (Wednesday)

December 7 (Wednesday)

"Alternate" Commission Meetings

May 25 (Wednesday)

September 14 (Wednesday)

October 26 (Wednesday)

December 14 (Wednesday)

* Election related items only.

The "alternate" City Commission meeting date have been reserved to give the Mayor and City Commission the flexibility to carry over a Commission Agenda item(s) to the "alternate" meeting date, if necessary. Any Agenda item(s) carried over will be posted on the City's website, aired on Government Channel 20, or you may call the City Clerk's at (305)673-7411.

**REPORT OF THE ITEMIZED
REVENUES AND EXPENDITURES

OF THE

MIAMI BEACH REDEVELOPMENT
AGENCY

FOR THE MONTH OF
APRIL 2005**

Agenda Item 2A
Date 06-08-05

MIAMI BEACH REDEVELOPMENT AGENCY

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miami-beach.fl.us



REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of
the Miami Beach Redevelopment Agency

Date: June 8, 2005

From: Jorge M. Gonzalez
Executive Director

**Subject: REPORT OF THE ITEMIZED REVENUES AND EXPENDITURES OF THE
MIAMI BEACH REDEVELOPMENT AGENCY FOR THE SEVEN MONTHS
ENDED APRIL 30, 2005**

On July 15, 1998 the Chairman and Members of the Board of the Miami Beach Redevelopment Agency resolved that an itemized report of the revenues and expenditures of the Miami Beach Redevelopment Agency, with respect to each redevelopment area, would be made available to the Chairman and Members of the Board of the Miami Beach Redevelopment Agency at the end of each month. Further, it was resolved that such report would be made available no later than five days prior to the second regularly scheduled Redevelopment Agency meeting in the month immediately following the month for which such report is prepared and that the report would be placed on the Redevelopment Agency Agenda for the second meeting of each month as a discussion item. Because the distribution date for the second Commission meeting of some months falls prior to our receipt of bank statements for the month, we advised on October 21, 1998, that beginning with the report for the month ending October 31, 1998 all monthly Redevelopment Agency reports would henceforth be included as part of the agenda for the first Commission meeting of each month.

The attached material includes the following:

Section A - South Pointe Redevelopment District

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2004 and the Seven Months Ended April 30, 2005
- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Seven Months Ended April 30, 2005
- Narrative of Major Projects Planned and/or Underway

Section B - City Center Redevelopment District

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2004 and the Seven Months Ended April 30, 2005

- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Seven Months Ended April 30, 2005
- Narrative of Major Projects Planned and/or Underway

JMG:PDW:MIM:jan

PDW *GHR*

SOUTH POINTE

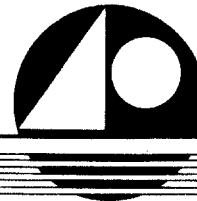
REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

APRIL 30, 2005

Miami Beach
Redevelopment Agency
1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305) 673- 7295
Fax: (305) 673- 7772



June 8, 2005

TO: Jorge M. Gonzalez, Executive Director

**FROM: Patricia D. Walker, Chief Financial Officer
City of Miami Beach**

**SUBJECT: South Pointe Redevelopment District Financial Information
For the Seven Months Ended April 30, 2005**

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the South Pointe Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1987 through April 30, 2005 approximately \$114,925,000 of revenues were received in the South Pointe District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

\$ 94,048,000 - Incremental Ad Valorem tax;
\$ 6,860,000 - Bond proceeds;
\$ 5,188,000 - Land sale;
\$ 3,398,000 - Interest income;
\$ 3,150,000 - Rental income;
\$ 1,000,000 - Loan from the City of Miami Beach;
\$ 350,000 - State Grant; and
\$ 931,000 - From various sources.

The opening cash balance for October 1, 1987 was approximately \$1,042,000; therefore, the total amount of funds available for the period was \$115,967,000.

On the expenditure side, approximately \$74,893,000 has been expended from October 1, 1987 through April 30, 2005.

**SOUTH POINTE
Redevelopment District**

**CITY CENTER
Redevelopment District**

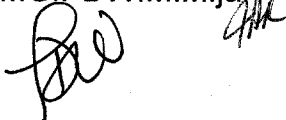
These approximate expenditures were primarily made in the following areas:

- \$ 16,361,000 - Cobb/Courts Project;
- \$ 14,028,000 - Debt Service Payments;
- \$ 11,964,000 - Portofino Project;
- \$ 10,062,000 - South Pointe Streetscape/Park;
- \$ 6,447,000 - SSDI Project;
- \$ 6,241,000 - Administrative Costs;
- \$ 5,878,000 - Marina Project;
- \$ 1,045,000 - Carner-Mason Settlement and Other Reimbursements;
- \$ 1,298,000 - Community Policing; and
- \$ 1,569,000 - Other Project Costs.

The cash balance as of April 30, 2005 is approximately \$41,074,000. This balance consisted of the following amounts:

- \$ 40,353,000 – Cash and Investment balance;
- \$ 6,000 – 1989 Bonds Sinking Fund Principal Account;
- \$ 715,000 – 1989 Bonds Sinking Debt Service Reserve Account

JMG:PDW:MIM:jar

Two handwritten signatures are present. The first is a large, stylized signature that appears to be 'PDW'. The second is a smaller, more compact signature to its right, possibly 'jar'.

SUMMARY OF
CASH BASIS TRANSACTIONS
FOR THE MONTH ENDED
APRIL 30, 2005

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2005 (through April 30, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
OPENING CASH/INVSTMT BALANCE	\$ 1,041,730	\$ 31,624,266	
REVENUE			
- Tax increment - City	43,745,702	11,416,510	\$ 55,162,212
- Tax increment - County	37,139,689	422,982	37,562,671
- Tax increment (Interest) - County	26,627	-	26,627
- Tax increment - Children's Trust	592,809	703,950	1,296,759
- Bond proceeds	6,860,000	-	6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	2,972,795	176,752	3,149,547
- Interest income	3,032,071	366,360	3,398,431
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- Other Grants	5,000	-	5,000
- St. sales tax (receipt - income for pmt. to St)	190,545	15,313	205,858
- Daughters of Israel contrib.-reloc. Mikvah	28,000	-	28,000
- Consulting fee refund-Rahn S. Beach	27,026	-	27,026
- Olympus Hldg.-reimb. Portofino advertsg.	24,405	-	24,405
- Mendelson environ. reimb./refund	10,000	-	10,000
- Regosa Engineering refund - Marina	8,500	-	8,500
- Portofino DRI Payment from Greenberg T.	18,056	103,475	121,531
- Payment received from Greenberg T. for CMB	23,500	-	23,500
- Payment received from Olympus Holdings, Inc.	96,276	-	96,276
- Payment received from Marquesa, Inc.	2,000	-	2,000
- Cost of asbestos remediation reimb.-Cobb	5,800	-	5,800
- Miscellaneous income	4,719	-	4,719
- Galbut & Galbut contrib.-reloc. Mikvah	3,500	-	3,500
- Murano Two, Ltd-Cash Bond per Agreement	242,000	-	242,000
- Other (void ck; IRS refund; Am. Bonding)	56,490	66,512	123,002
Total Revenues	<u>101,653,454</u>	<u>13,271,854</u>	<u>\$ 114,925,308</u>

EXPENDITURES

PROJECTS

Cobb/Courts	(15,608,223)	(752,300)	(16,360,523)
Marina	(5,725,682)	(152,682)	(5,878,364)

**Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2005 (through April 30, 2005)**

	Prior Years	FY 2005	Total Rev./Expend.
Portofino	(11,726,826)	(237,146)	(11,963,972)
South Pointe Streetscape	(9,368,026)	(694,218)	(10,062,244)
SSDI	(6,446,941)	-	(6,446,941)
Fifth St. Beautification	(300,000)	-	(300,000)
Beach Colony (l'scape/stscape/site imprvmt)	(80,912)	-	(80,912)
Marriott	(53,061)	-	(53,061)
Washington Ave.	(469,132)	(21,707)	(490,839)
Design guidelines	(43,708)	-	(43,708)
MBTMA/Mobility	(32,225)	-	(32,225)
S. Pointe Zoning	(20,819)	-	(20,819)
Alaska Baywalk	(80,768)	(22,099)	(102,867)
Victory/Community Gardens	(155,961)	(2,697)	(158,658)
Washington Park	(625)	(13,177)	(13,802)
Water/Sewer Pump Station Upgrade	(47,583)	(943)	(48,526)
Flamingo S. Bid A R.O.W.	(31,479)	(25,447)	(56,926)
Potamkin Project	(7,200)	-	(7,200)
Lummus Park	-	(103,916)	(103,916)
Miscellaneous	(56,159)	-	(56,159)
Total Projects	(50,255,330)	(2,026,332)	(52,281,662)
<u>ADMINISTRATIVE</u>	(6,142,359)	(98,443)	(6,240,802)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(13,191,941)	(836,500)	(14,028,441)
<u>MISCELLANEOUS</u>			
Carner Mason settlement	(946,163)	-	(946,163)
City of Miami Beach (reimburse water main)	(74,067)	-	(74,067)
Miscellaneous	(24,503)	-	(24,503)
	(1,044,733)	-	(1,044,733)
<u>COMMUNITY POLICING</u>	(436,555)	(860,986)	(1,297,541)
TOTAL EXPENDITURES	(71,070,918)	(3,822,261)	\$ (74,893,179)
ENDING CASH/INVSTMT. BALANCE	\$ 31,624,266	\$ 41,073,859	

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1988 - 2005 (through April 30, 2005)

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- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	2,972,795	176,752	3,149,547
- Interest income	3,032,071	366,360	3,398,431
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
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- Murano Two, Ltd-Cash Bond per Agreement	242,000	-	242,000
- Other (void ck; IRS refund; Am. Bonding)	56,490	66,512	123,002
Total Revenues	101,653,454	13,271,854	\$ 114,925,308
Expenditures			
Land acquisition	(9,444,065)	-	\$ (9,444,065)
Legal fees/costs	(7,055,232)	(175,672)	(7,230,904)
Professional services	(4,898,771)	(839,348)	(5,738,119)
Construction	(14,128,650)	-	(14,128,650)

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1988 - 2005 (through April 30, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
Utilities relocation	(1,873,213)	-	(1,873,213)
Environmental	(397,344)	-	(397,344)
Submerged land lease	(1,866,751)	(151,052)	(2,017,803)
Lease agreements	(6,863,371)	-	(6,863,371)
Miscellaneous	(2,155,082)	(753,930)	(2,909,012)
Property Taxes	(275,589)	(89,085)	(364,674)
Common Area Maintenance	-	(17,245)	(17,245)
Administration	(6,142,359)	(98,443)	(6,240,802)
Debt Service/loan repayment	(13,191,941)	(836,500)	(14,028,441)
Refund of Cash Bond	(242,000)	-	(242,000)
Miscellaneous Project Costs	(2,099,995)	-	(2,099,995)
Community Policing	(436,555)	(860,986)	(1,297,541)
	<u>(71,070,918)</u>	<u>(3,822,261)</u>	<u>\$ (74,893,179)</u>
ENDING CASH/INVSTMT. BALANCE	<u>\$ 31,624,266</u>	<u>\$ 41,073,859</u>	

**CHECK & WIRE TRANSFER
REGISTER**

SORTED BY

**PROJECT & TYPE OF
EXPENDITURE**

**FOR THE MONTH ENDED
APRIL 30, 2005**

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through April 30, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6375	10/19/04	***Void***	0.00		Administration
6415	12/13/04	***Void***	0.00		Administration
6416	12/13/04	***Void***	0.00		Administration
6459	02/25/05	***Void***	0.00		Administration
6470	03/04/05	***Void***	0.00		Administration
			<u>0.00</u>		
6398	11/17/04	Wachovia Bank	1,916.25	Annual Admin. Fees for Bond Series	Administration
			<u>1,916.25</u>		
6376	10/19/04	Department of Community Affairs	175.00	Annual Special District Fee	Administration
6388	11/15/04	Iron Mountain	44.02	Miscellaneous-storage	Administration
6391	11/15/04	Rockhurst Continuing Education	37.45	Miscellaneous	Administration
6394	11/17/04	Florida Redevelopment Association	297.50	Annual Membership Dues	Administration
6397	11/17/04	Toshiba Business Solutions	212.42	Monthly Copier Usage & Rental	Administration
6405	12/03/04	City of Miami Beach	8,561.15	Reimb CMB-MBIA Investment Svcs	Administration
6414	12/13/04	Comet Courier Corp	12.06	Misc - Courier Svcs	Administration
6417	12/13/04	City of Miami Beach	143.45	Reimb CMB	Administration
6435	01/18/05	Comet Courier Corp	22.20	Misc - Courier Svcs	Administration
6436	01/18/05	Iron Mountain	43.48	Miscellaneous-storage	Administration
6439	01/20/05	Toshiba Business Solutions	437.03	Copier Maintenance	Administration
6450	02/10/05	City of Miami Beach	1,285.85	Reimb CMB-MBIA Investment Svcs	Administration
6463	03/04/05	Comet Courier Corp	29.38	Misc - Courier Svcs	Administration
6464	03/04/05	Federal Express	18.28	Marina Fees Delivery	Administration
6468	03/04/05	KPMG, LLP	5,000.00	FY04 Audit of CMB RDA	Administration
6475	03/09/05	Comet Courier Corp	14.69	Misc - Courier Svcs	Administration
6476	03/09/05	Iron Mountain	43.48	Miscellaneous-storage	Administration
6481	03/17/05	City of Miami Beach	66.50	Reimb CMB-IT Charges	Administration
6497	03/31/05	Comet Courier Corp	17.51	Misc - Courier Svcs	Administration
6499	03/31/05	Florida International University	575.00	Training	Administration
6501	03/31/05	Iron Mountain	172.50	Miscellaneous-storage	Administration
6502	03/31/05	National Seminars Group	170.00	Training	Administration
6505	04/11/05	City of Miami Beach	5,758.91	Reimb CMB-Sanitation & Salaries	Administration
6511	04/19/05	MBIA - Municipal Investors Service Corp	3,789.42	Investment Advisory 12/04-2/05	Administration
6513	04/22/05	Iron Mountain	172.50	Miscellaneous-storage	Administration
			<u>27,099.78</u>		
6433	01/12/05	Office Depot	161.78	Office Supplies	Administration
6453	02/10/05	Office Depot	15.71	Office Supplies	Administration
6471	03/04/05	Office Depot	127.79	Office Supplies	Administration
6493	03/25/05	Office Depot	17.08	Office Supplies	Administration
6512	04/19/05	Office Depot	102.68	Office Supplies	Administration
6515	04/22/05	Office Depot	14.12	Office Supplies	Administration
			<u>439.16</u>		
Wire	10/19/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	11/19/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	12/17/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	01/18/05	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	02/18/05	Florida Department of Revenue	2,632.62	Sales Tax	Administration
Wire	03/18/05	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	04/18/05	Florida Department of Revenue	2,632.62	Sales Tax	Administration
			<u>8,677.74</u>		
6462	03/04/05	Gary A. Appel, PA	22,500.00	Natl Certif. of Ocean Beach Historic District	Administration
			<u>22,500.00</u>		
Wire	02/11/05	Fiduciary Trust International	37,809.05	Accrued interest on investment purchase	Administration
			<u>37,809.05</u>		
TOTAL ADMINISTRATION			98,441.98		
6377	10/25/04	J.C. White Office Furniture	7,073.54	Office Furniture	Community Policing
6378	10/25/04	Software House International, Inc.	804.78	Computer Software	Community Policing
6380	10/25/04	David De La Espriella	279.40	Reimb-Travel	Community Policing
6381	10/27/04	City of Miami Beach	1,589.85	Reimb CMB - Visa Charges	Community Policing
6383	11/02/04	Law Enforcement Supply	24,036.29	Lighting & Equipment	Community Policing

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through April 30, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6384	11/09/04	Kishick Enterprises, Inc.	400.00	School Resource Liaison	Community Policing
6385	11/09/04	RMVW Enterprises, Inc.	640.00	School Resource Liaison	Community Policing
6386	11/12/04	RMVW Enterprises, Inc.	1,600.00	School Resource Liaison	Community Policing
6401	11/19/04	RMVW Enterprises, Inc.	1,575.00	School Resource Liaison	Community Policing
6400	11/18/04	Motorola	26,100.00	Six Police Vehicles Radios	Community Policing
6409	12/06/04	Kishick Enterprises, Inc.	240.00	School Resource Liaison	Community Policing
6410	12/06/04	RMVW Enterprises, Inc.	1,040.00	School Resource Liaison	Community Policing
6417	12/13/04	City of Miami Beach	54.31	Reimburse CMB - Nextel Wireless	Community Policing
6420	12/16/04	RMVW Enterprises, Inc.	1,600.00	School Resource Liaison	Community Policing
6425	12/30/04	RMVW Enterprises, Inc.	1,280.00	School Resource Liaison	Community Policing
6432	01/11/05	RMVW Enterprises, Inc.	800.00	School Resource Liaison	Community Policing
6441	01/26/05	JC White Office Furniture	444.62	Office Furniture	Community Policing
6442	01/26/05	Terryfic Ad Specialties	166.16	Junior Officer Badges	Community Policing
6443	01/28/05	RMVW Enterprises, Inc.	1,280.00	School Resource Liaison	Community Policing
6444	01/31/05	City of Miami Beach	2,003.27	Reimburse CMB - Visa	Community Policing
6454	02/10/05	RMVW Enterprises, Inc.	1,600.00	School Resource Liaison	Community Policing
6455	02/10/05	Teen Job Corps	104.32	Clean up for 210 2nd street	Community Policing
6456	02/10/05	University of Central Florida	420.00	Police Exam	Community Policing
6460	02/25/05	RMVW Enterprises, Inc.	1,440.00	School Resource Liaison	Community Policing
6465	03/04/05	Florida Atlantic University	2,080.00	Training	Community Policing
6466	03/07/05	Florida Crime Prevention	325.00	Training	Community Policing
6474	03/08/05	City of Miami Beach	1,571.20	Reimburse CMB - Visa	Community Policing
6478	03/11/05	RMVW Enterprises, Inc.	1,440.00	School Resource Liaison	Community Policing
6484	03/17/05	NICP	1,875.00	Training	Community Policing
6486	03/21/05	City of Miami Beach	215,581.15	Reimb CMB - salaries, fleet	Community Policing
6487	03/21/05	David De La Espriella	173.36	Reimb-Travel	Community Policing
6488	03/21/05	Deborah Doty	87.40	Reimb-Travel	Community Policing
6489	03/21/05	Michael George	87.40	Reimb-Travel	Community Policing
6490	03/21/05	Arthur Martineau	87.40	Reimb-Travel	Community Policing
6491	03/21/05	Michelle Schweiker	87.40	Reimb-Travel	Community Policing
6492	03/25/05	Dell Marketing L.P.	7,205.40	Computers	Community Policing
6494	03/25/05	RMVW Enterprises, Inc.	1,360.00	School Resource Liaison	Community Policing
6495	03/25/05	Toshiba Business Solutions	385.77	Copier Rental	Community Policing
6500	03/31/05	Insight Public Sector	782.00	Camera and accessories	Community Policing
6505	04/11/05	City of Miami Beach	417,529.93	Reimb CMB - Visa, OT, Chargebacks, & Fords	Community Policing
6507	04/11/05	RMVW Enterprises, Inc.	800.00	School Resource Liaison	Community Policing
6508	04/14/05	Robert Dorigo - Petty Cash	7.57	Reimb Police Petty Cash	Community Policing
6510	04/19/05	City of Miami Beach	4,799.70	Reimb CMB - 6 Tasers	Community Policing
6514	04/22/05	Miami Beach RDA - City Center	7,671.99	Reimb CCHC - Police OT	Community Policing
6516	04/22/05	RMVW Enterprises, Inc.	1,600.00	School Resource Liaison	Community Policing
6518	04/28/05	City of Miami Beach	3,778.79	Reimb CMB - Visa	Community Policing
			<u>745,888.00</u>		
6402	11/19/04	US Wrecking & Land Clearing	800.00	Police Sub-Station	Community Policing
6403	11/23/04	F&L Construction	94,732.44	Police Sub-Station	Community Policing
6431	01/11/05	Gordian Group	1,420.99	Police Sub-Station	Community Policing
6438	01/18/05	F&L Construction	4,976.90	Police Sub-Station	Community Policing
6473	03/04/05	US Wrecking & Land Clearing	8,450.00	Police Sub-Station	Community Policing
6505	04/11/05	City of Miami Beach	4,718.41	Police Sub-Station	Community Policing
			<u>115,098.74</u>		
TOTAL COMMUNITY POLICING			860,986.74		
Wire	12/01/04	Wachovia Bank	800,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	36,500.00	Debt Service Payment-Interest	Debt Service Payment
			<u>836,500.00</u>		
TOTAL DEBT SERVICE			836,500.00		
6452	02/10/05	Florida Dept of Environmental Protection	151,051.63	Submerged Land Lease	Marina
			<u>151,051.63</u>		
6382	10/28/04	FPL	314.12	Utilities - Parking Garage	Marina
6395	11/17/04	FPL	605.38	Utilities - Parking Garage	Marina

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through April 30, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6411	12/09/04	FPL	35.30	Utilities - Parking Garage	Marina
6482	03/17/05	FPL	345.58	Utilities - Parking Garage	Marina
6506	04/11/05	FPL	330.00	Utilities - Parking Garage	Marina
			<u>1,630.38</u>		
TOTAL MARINA			152,682.01		
6389	11/15/04	Jorden Burt Berenson & Johnson LLP	1,928.01	Legal Fees	Portofino
6406	12/03/04	Jorden Burt Berenson & Johnson LLP	136.54	Legal Fees	Portofino
6412	01/18/05	White & Case	517.50	Legal Fees	Portofino
6424	12/23/04	Jorden Burt Berenson & Johnson LLP	499.14	Legal Fees	Portofino
6428	01/05/05	Tew, Cardenas, Rebak, Kellog LLP	1,350.00	Legal Fees	Portofino
6448	02/04/05	Jorden Burt Berenson & Johnson LLP	2,655.76	Legal Fees	Portofino
6449	02/04/05	Tew, Cardenas, Rebak, Kellog LLP	7,464.87	Legal Fees	Portofino
6467	03/04/05	Jorden Burt Berenson & Johnson LLP	1,659.80	Legal Fees	Portofino
6477	03/11/05	City of Miami Beach	103,473.74	Reimb CMB:Greenberg Traurig	Portofino
6483	03/17/05	Jorden Burt Berenson & Johnson LLP	1,084.82	Legal Fees	Portofino
			<u>120,770.18</u>		
6396	11/17/04	Miami - Dade County Tax Collector	38,484.51	Ad Valorem Prop. Tax - Murano	Portofino
6399	11/17/04	Miami - Dade County Tax Collector	50,600.02	Ad Valorem Prop. Tax - Murano Two	Portofino
			<u>89,084.53</u>		
6437	01/18/05	O.P. Quality Construction	10,045.00	Construction - Pedestrian Bay Walk	Portofino
			<u>10,045.00</u>		
6404	11/23/04	Murano at Portofino Condo Association	13,781.82	Murano @ Portofino Garage Maintenance	Portofino
6418	12/15/04	Murano at Portofino Condo Association	1,951.41	Murano @ Portofino Garage Maintenance	Portofino
6469	03/04/05	Murano at Portofino Condo Association	1,511.80	Murano @ Portofino Garage Maintenance	Portofino
			<u>17,245.03</u>		
TOTAL PORTOFINO			237,144.74		
6472	03/04/05	Siegfried, Rivers, Lerner, De La Torre, & Sobel	79,339.41	Legal Fees	S. Pointe Streetscape
6503	03/31/05	Siegfried, Rivers, Lerner, De La Torre, & Sobel	19,035.81	Legal Fees	S. Pointe Streetscape
6504	03/31/05	Trauner Consulting Service	60,000.00	Legal Fees	S. Pointe Streetscape
			<u>158,375.22</u>		
6379	10/25/04	Wolfberg Alvarez	15,911.62	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6387	11/15/04	Hazen & Sawyer	76,492.58	Professional Services-SP Street Ph. 1-5	S. Pointe Streetscape
6419	12/15/04	Hazen & Sawyer	44,073.16	Professional Services-SP Street Ph. 1-5	S. Pointe Streetscape
6429	01/05/05	Wolfberg Alvarez	13,946.75	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6434	01/13/05	Hazen & Sawyer	41,848.25	Professional Services-SP Street Ph. 1-5	S. Pointe Streetscape
6458	02/22/05	Hazen & Sawyer	43,600.86	Professional Services-SP Street Ph. 1-5	S. Pointe Streetscape
6480	03/16/05	Hazen & Sawyer	42,736.41	Professional Services-SP Street Ph. 1-5	S. Pointe Streetscape
6517	04/22/05	Wolfberg Alvarez	8,453.93	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6519	04/29/05	Hazen & Sawyer	38,922.24	Professional Services-SP Street Ph. 1-5	S. Pointe Streetscape
			<u>325,985.80</u>		
6505	04/11/05	City of Miami Beach	180,806.64	2004 Construction Mgt/CMB CIP	S. Pointe Park
			<u>180,806.64</u>		
TOTAL S. POINTE STREETSCAPE			665,167.66		
6505	04/11/05	City of Miami Beach	29,050.67	2004 Construction Mgt/CMB CIP	S. Pointe Park
			<u>29,050.67</u>		
TOTAL S. POINTE PARK			29,050.67		

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through April 30, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6421	12/20/04	Swanke Hayden Connell Architects	8,750.00	2004 Construction Mgt/CMB CIP thru 7/2/04	Washington Park
6423	12/21/04	Swanke Hayden Connell Architects	3,750.00	2004 Construction Mgt/CMB CIP thru 9/24/04	Washington Park
6505	04/11/05	City of Miami Beach	676.75	2004 Construction Mgt/CMB CIP	Washington Park
			<u>13,176.75</u>		
TOTAL WASHINGTON PARK			13,176.75		
6434	01/13/05	Hazen & Sawyer	353.57	Professional Services	Washington Avenue
6505	04/11/05	City of Miami Beach	21,023.56	2004 Construction Mgt/CMB CIP	Washington Avenue
6519	04/29/05	Hazen & Sawyer	328.85	Professional Services	Washington Avenue
			<u>21,705.98</u>		
TOTAL WASHINGTON AVENUE			21,705.98		
6422	12/20/04	Groupe Pacific	458,627.00	First Street Improvements	Cobb Project
Wire	12/22/04	Bloom & Minsker	293,672.52	Library Purchase Escrow	Cobb Project
			<u>752,299.52</u>		
TOTAL COBB PROJECT			752,299.52		
6445	02/04/05	All Specialty Sales, Inc.	1,280.37	Memorial Plaque	Victory Gardens
6505	04/11/05	City of Miami Beach	1,417.40	2004 Construction Mgt/CMB CIP	Victory Gardens
			<u>2,697.77</u>		
TOTAL VICTORY GARDENS			2,697.77		
6392	11/15/04	Armor Security	2,553.87	Security Services	Alaska Baywalk
6393	11/16/04	Armor Security	2,157.81	Security Services	Alaska Baywalk
6407	12/06/04	Armor Security	196.32	Security Services	Alaska Baywalk
6413	12/09/04	Armor Security	1,374.24	Security Services	Alaska Baywalk
6430	01/10/05	Armor Security	1,374.24	Security Services	Alaska Baywalk
6446	02/04/05	Armor Security	1,374.24	Security Services	Alaska Baywalk
6457	02/18/05	Armor Security	4,024.56	Security Services	Alaska Baywalk
6461	03/04/05	Armor Security	2,061.36	Security Services	Alaska Baywalk
6485	03/21/05	Armor Security	1,472.40	Security Services	Alaska Baywalk
6496	03/31/05	Armor Security	2,061.36	Security Services	Alaska Baywalk
6509	04/19/05	Armor Security	1,374.24	Security Services	Alaska Baywalk
			<u>20,024.64</u>		
6408	12/06/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6427	01/05/05	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6447	02/04/05	Country Bills Lawn Maintenance	480.00	Service Contract	Alaska Baywalk
6451	02/10/05	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6498	03/31/05	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
			<u>2,016.00</u>		
6390	11/15/04	The Miami Herald	60.00	Advertising	Alaska Baywalk
			<u>60.00</u>		
TOTAL ALASKA BAYWALK			22,100.64		
6479	03/15/05	Camp, Dresser, & McKee	180.00	Professional Services	Pump Station Upgrade
6505	04/11/05	City of Miami Beach	762.89	2004 Construction Mgt/CMB CIP	Pump Station Upgrade
			<u>942.89</u>		
TOTAL WATER/SEWER PUMP STATION UPGRADE			942.89		

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through April 30, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6434	01/13/05	Hazen & Sawyer	2,553.31	Professional Services	Flamingo S. Bid A/ROV
6505	04/11/05	City of Miami Beach	22,110.76	2004 Construction Mgt/CMB CIP	Flamingo S. Bid A/ROV
6519	04/29/05	Hazen & Sawyer	782.54	Professional Services	Flamingo S. Bid A/ROV
			<u>25,446.61</u>		
		TOTAL FLAMINGO S. BID A/R.O.W.	25,446.61		
6426	01/04/05	F & L Construction	102,380.00	Professional Services	Lummus Park
6440	01/25/05	Gordian Group	1,535.70	JOC Fees	Lummus Park
			<u>103,915.70</u>		
		TOTAL LUMMUS PARK	103,915.70		
		REPORT TOTAL	<u>\$ 3,822,259.66</u>		

ATTACHMENT “A”

**SUMMARY OF MAJOR
PROJECTS**

REDEVELOPMENT PROJECTS (Planned and/or Underway)

South Pointe Projects:

Project

Status - as of 5/25/05

Courts and Cosmopolitan Project (Formerly the Courts of South Beach)

A Mediterranean town-house development located between First and Second Streets and between Alton Road and Washington Avenue. The project is the subject of a Development Agreement, executed by the RDA in 1989. Phases I, II, III and V, made up of residential and commercial are complete. Phase IV, consisting of 231 residential units and 10 commercial units was substantially completed in Summer, 2004.

In conformance with the original Development Agreement, the developer completed construction of a Piazza/bus station shelter located on Alton Rd. at 2nd Street which includes landscaping and pavers. Additionally, the developer has completed streetscape improvements from Meridian to Washington on 1st and 2nd Streets. Streetscape improvements include new paving, sidewalks, drainage and landscaping and irrigation.

Since the execution of the original Development Agreement, the development rights have transitioned to two additional developers. Groupe Pacific is currently the Developer of Record.

Total Project Cost: Est. \$100 Million

Total CRA participation: Est. \$16.5 Million - Land acquisition and related administrative and construction expenses.

Library Project

As part of the Courts Settlement Agreement, the RDA exercised an option to purchase and contribute to the City of Miami Beach, a 5,000 square foot commercial condominium space in Phase I of the project, to be utilized as a Library or for other public usage that is mutually agreed to by the parties. On December 23, 2004, the RDA closed on the transaction, modifying the terms of the purchase, to provide for payment of the purchase price in full, discounted to reflect the present dollar value in the amount of \$234,580. The Library space received a Certificate of Occupancy on December 28, 2004, allowing for turn-over to the Library to proceed. The new South Shore Library opened during the week of February 21, 2005.

Total Project Cost: \$795,000

Total CRA participation: \$275,000

Project

Status - as of 05/25/05

Community/Victory Garden

In an effort to provide increased parking in the South Pointe area, and in an effort to maximize the future use of City assets, the Community Garden located at 131-139 Washington Avenue will be moved to 224 Collins Avenue. From March 2001 through September 2001, several Community meetings were held to discuss this issue with residents and City Staff. In January 2002, an Architectural and Engineering Firm (Coastal Engineering) was selected and an agreement in the amount of \$16,120 was executed, and on March 19, 2003, the Board ratified the selection of Andrew Reid as the artist for the project as recommended by the Art in Public Places Committee for a fee of \$33,800. The Garden project, which was constructed through a JOC Contractor, has been completed and final Certificate of Occupancy has been obtained. The fence construction has been completed and the Certificate of Completion was issued by the City's Building department on January 6, 2005. The community gardening program is already underway in the Garden and a formal opening and dedication was held on February 17, 2005 to unveil a memorial plaque, commemorating Joe Villari, who was active in the South Pointe neighborhood.

Total Project Cost: Est. \$192,200

Total CRA participation: Est. \$192,200

Portofino

Development of the Miami Beach Marina (SSDI North & South) and several other properties owned by the Portofino Group in the South Pointe Area. Portofino's properties west of Washington Ave. are subject to a DRI and their development is conditioned by a Settlement Agreement with the RDA (1998). The first phase involving Portofino Tower, a 228-unit luxury condominium was completed in 1997. The second phase is the Yacht Club at Portofino a 361-unit luxury condominium, on the south part of the Marina (SSDI South), and the adjacent Murano Tower, a 189-unit luxury condominium, which was completed in 2002. The RDA's responsibilities relative to these developments include the reimbursement to the Developer for utility relocations, the completion and repair of the seawall and baywalk, public parking for the Marina (located in the first floor of each of the projects' parking garages) and certain streetscape improvements. The third phase, involving the construction of two luxury condominium towers, Murano Grande and Icon, which will house approximately 555 units, is underway. Murano Grande is in the process of obtaining a final CO. Construction of the ICON project is expected to be completed by mid-2005.

Total CRA participation: Est. \$14 Million - utility relocations, completion and repair of the seawall and baywalk, public parking for the Marina and certain streetscape improvements.

Project

Status - as of 05/25/05

Temporary Alaska Parcel Baywalk

In connection with parking lots constructed south of South Pointe Drive, and pursuant to a Planning Board Order issued on August 22, 2001, the property owner of the Alaska Parcel agreed to grant the City/RDA a temporary non-exclusive baywalk access easement over and upon the setback area solely for the purposes of public access and to allow the City/RDA to construct, operate and maintain a temporary baywalk for the duration of the period of time that the Alaska Bayfront Assemblage is utilized for temporary parking purposes. Consequently, on May 29, 2002, Resolution 421-2002 was passed appropriating \$171,000 from South Pointe Tax Increment Funds for the construction costs of a temporary **pedestrian** baywalk. On March 19, 2003, Resolution 447-2003 accepted a grant of a temporary baywalk easement, and further appropriated an amount not to exceed \$60,000 for the operation and maintenance of the baywalk. Construction of the temporary baywalk was completed in August, 2003.

Total CRA participation: \$231,000 for construction, operation and maintenance of baywalk.

Streetscape Improvements

A \$27 million streetscape improvement project for the South Pointe Area, based on a Master Plan and preliminary design by Duany Plater-Zyberk and endorsed by South Pointe Advisory Board; Phase I of the streetscape improvements, comprising Third Street and Washington Avenue, including its two-block extension in South Pointe Park, was completed in October 2002. On September 25, 2002, the Commission approved an A/E services contract with Wolfberg Alvarez in the amount of \$469,634 for the planning and design of Phase II of the project. On February 4, 2004, the Commission approved the Basis of Design Report for Phase II and construction design is currently at 30% completion. Phase II construction is expected to begin in mid-2005 and will require approximately 16 months to complete. An RFQ was issued for AE services for Phases III, IV, and V of the project, and a selection process was undertaken, resulting in the City Commission authorizing negotiations with Chen and Associates on September 8, 2004. An agreement was reached and was approved at the City Commission for contract award on May 18, 2005.

Total CRA participation: \$27 Million

Project

Status - as of 05/25/05

South Pointe Park

Preparation and implementation of Master Plan for South Pointe Park, funded by a combination of tax increment and GO Bond funds. The project will include landscaping, lighting, pedestrian paths, parking and maintenance facilities. An RFQ for required design services was issued in early 2003 but responses were subsequently rejected when it was determined that the size and shape of the park property was likely to change as a result of the Portofino settlement agreement. A settlement agreement was approved on July 28, 2004. A new RFQ was issued on September 20, 2004. An RFQ Evaluation Committee was appointed by the City Manager and on October 29, 2004 ranked Hargreaves and Associates as the top firm. On November 10, 2004 the City Commission approved negotiations with Hargreaves. A negotiation session was held on December 16, 2004 and Commission contract award was made on January 12, 2005 and an initial NTP issued on January 18, 2005. A kick-off meeting was held on February 22, 2005 and a site visit conducted on February 24, 2005. A visioning session was held on March 10, 2005 and a Community Design workshop was held on April 7, 2005. The 2nd CDW will be held on June 2, 2005.

Total Project Cost: \$10.2 Million

Total CRA participation: \$3.2 Million

Waste Water Booster Pump Station

In order to address the City's need for a waste water master booster pump station, Camp Dresser & McKee, Inc. is in the process of designing a facility on the city-owned triangular property which fronts Alton Road, between First Street and Commerce Street. The City has negotiated an Amendment to the Architectural and Engineering Agreement to re-design the Project to consolidate the size of the building and its location on one site versus two, while maintaining a façade that adapts to the neighborhood. The Amendment to CDM's contract was approved at the September 8, 2004 Commission Meeting, executed, and CDM given a Notice to Proceed (NTP). CDM has commenced the design process which is scheduled to be completed within ten (10) months. Construction costs are currently estimated in the range of \$11.4 to \$14.3 million. Cost savings previously contemplated for omission of the generator are not feasible as the current codes do not allow its elimination. A meeting was held on April 28, 2005 to present the Project to the community. A Second Community Meeting will be scheduled. The City plans on presenting the 30% Construction Documents to the Design Review Board in August 2005. A coordination meeting was held with the Miami-Dade County Water and Sewer Department (MDWASD) to coordinate their force mains planned to be installed from South Pointe, sub-aqueous to Fisher Island, and to Virginia Key. The City has requested a timeline for this work along with any request for utility easement(s) for the City's review. This project is being fully funded by the RDA.

Total Project Cost: TBD

Total CRA participation: TBD

Project**Status - as of 05/25/05****Art in Public Places**

The required Art in Public Places component of the Public Plaza on Washington Avenue and Third Street, has been designed and is being constructed.

Total Project Cost: \$100,000

Total CRA participation: \$100,000

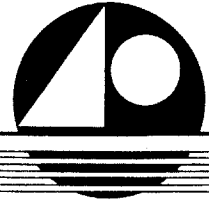
CITY CENTER

REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

APRIL 30, 2005



June 8, 2005

TO: Jorge M. Gonzalez, Executive Director

**FROM: Patricia D. Walker, Chief Financial Officer
City of Miami Beach**

**SUBJECT: City Center Redevelopment District Financial Information
For the Seven Months Ended April 30, 2005**

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the City Center Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1993 through April 30, 2005 approximately \$315,779,000 of revenues were received in the City Center District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

- \$ 108,779,000 - Bond proceeds;
- \$ 87,959,000 - Incremental Ad Valorem tax;
- \$ 27,499,000 - Loews Hotel Exercise Option;
- \$ 19,190,000 - Draws from the line of credit from the City of Miami Beach;
- \$ 17,610,000 - Resort tax contributions;
- \$ 12,562,000 - Royal Palm Land Sale;
- \$ 11,128,000 - Anchor Garage receipts;
- \$ 8,235,000 - Loews Ground Lease receipts;
- \$ 8,179,000 - Interest income;
- \$ 3,000,000 - Loan from the City of Miami Beach;
- \$ 2,700,000 - Contributions from GMCVB toward debt service payments;
- \$ 2,792,000 - Anchor Shops receipts;
- \$ 1,976,000 - Reimbursements from other state and local agencies;
- \$ 700,000 - Contribution from CMB Parking Department;
- \$ 470,000 - RDP Royal Palm Ground Lease receipts; and
- \$ 3,000,000 - From various sources.

**SOUTH POINTE
Redevelopment District**


**CITY CENTER
Redevelopment District**

On the expenditure side, approximately \$248,834,000 has been expended from October 1, 1993 through April 30, 2005. These approximate expenditures were primarily made in the following areas:

- \$ 96,488,000 - Debt Service Payments;
- \$ 61,516,000 - Convention Center Hotel Project (Loews Hotel);
- \$ 18,248,000 - Hotel Garage Project;
- \$ 16,353,000 - Lincoln Road/Bass Museum Loan Repayment to CMB;
- \$ 12,969,000 - African-American Hotel Project;
- \$ 9,555,000 - Collins Park Cultural Center;
- \$ 7,117,000 - Anchor Garage Operations;
- \$ 6,893,000 - Administrative Costs;
- \$ 6,591,000 - Colony Theater;
- \$ 4,047,000 - Beachwalk Project;
- \$ 2,385,000 - Secondary Pledge Repayments (Resort Tax);
- \$ 1,439,000 - Lincoln Road Project;
- \$ 1,344,000 - Washington Avenue Streetscapes;
- \$ 1,442,000 - Community Policing;
- \$ 594,000 - Anchor Shops Operations;
- \$ 182,000 - Movie Theater Project; and
- \$ 1,671,000 - Other Project Costs.

The cash balance as of April 30, 2005 is approximately \$66,945,000. This balance consisted of the following amounts:

- \$ 54,765,000 - Cash and Investments Balance;
- \$ 9,184,000 - Fully Funded Debt Service Reserve Accounts;
- \$ 1,177,000 - Construction Accounts; and
- \$ 1,819,000 - Portion of Debt Service Payments, Held in Trust.

JMG:PDW:MIM:jar 

SUMMARY OF
CASH BASIS TRANSACTIONS
FOR THE MONTH ENDED
APRIL 30, 2005

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2005 (through April 30, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	\$	\$ 38,881,436	
REVENUE			
- Tax increment - County	32,643,406	7,235,626	\$ 39,879,032
- Tax increment - City	38,280,639	8,641,909	46,922,548
- Tax increment (Interest) - County	19,057	-	19,057
- Tax increment - Children's Trust	572,876	565,731	1,138,607
- Bond proceeds	108,779,453	-	108,779,453
- Rental income	9,300	-	9,300
- Anchor Garage receipts	9,829,417	1,151,985	10,981,402
- Anchor Garage deposit card receipts	18,926	1,130	20,056
- Anchor Shops rental income	2,384,479	353,946	2,738,425
- Anchor Shops rental deposits	52,230	1,803	54,033
- Loews Facility Use/Usage Fee	126,504	-	126,504
- Loews Ground Lease Receipts	8,151,450	83,334	8,234,784
- Loew Hotel - exercise option (prepayment)	19,852,303	7,646,672	27,498,975
- RDP Royal Palm Ground Lease Receipts	433,555	36,667	470,222
- RDP Royal Palm - Sale of Land	-	12,562,278	12,562,278
- Interest income	7,513,341	664,880	8,178,221
- Resort tax contributions	16,145,531	1,464,568	17,610,099
- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	804,123	105,802	909,925
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real Estate taxes refund	56,585	-	56,585
- Miscellaneous	90,791	9,713	100,504
TOTAL REVENUE	275,252,576	40,526,044	\$ 315,778,620

EXPENDITURES

PROJECTS

African-American Hotel	(12,918,651)	(49,861)	(12,968,512)
Convention Hotel	(61,516,007)	-	(61,516,007)
Hotel Garage - Construction	(18,247,976)	-	(18,247,976)
Movie Theater Project	(182,200)	-	(182,200)
Lincoln Road	(1,333,544)	(105,304)	(1,438,848)
Beachwalk	(2,903,091)	(1,143,717)	(4,046,808)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2005 (through April 30, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
Collins Park Cultural Center	(9,270,931)	(284,556)	(9,555,487)
Bus Prop. Ctr.	(159)	-	(159)
Chamber of Commerce Relocation Study	(2,000)	-	(2,000)
Colony Theater	(5,042,633)	(1,548,393)	(6,591,026)
Cultural Campus	(36)	-	(36)
East/West Corridor	(88)	-	(88)
Electrowave	(3,161)	-	(3,161)
Garden Center	(93)	-	(93)
Guidelines	(12,450)	-	(12,450)
Old City Hall	(499)	-	(499)
17th Street Surface Lot	(251,563)	(5,324)	(256,887)
Streetscapes	(324,849)	-	(324,849)
6th Street Streetscape	(577)	-	(577)
Botanical Gardens	(30,302)	-	(30,302)
Transportation Mobility Study	(32,225)	-	(32,225)
Convention Center Storm Water Improve.	(37,322)	(28,484)	(65,806)
New World Symphony	(21,611)	(2,259)	(23,870)
Washington Avenue Streetscape	(519,631)	(824,864)	(1,344,495)
Rotunda	(101,122)	-	(101,122)
R.O.W. Improvements	(35,068)	(160,216)	(195,284)
Flamingo (16 St. Corridor)	(4,721)	-	(4,721)
Flamingo Bid B	-	(12,190)	(12,190)
Flamingo Bid C	-	(4,025)	(4,025)
Beachfront Restrooms	-	(23,199)	(23,199)
Water & Wastewater Pump Station	-	(87,747)	(87,747)
Bass Museum	(468,840)	(19,335)	(488,175)
Total Projects	(113,261,350)	(4,299,474)	(117,560,824)
<u>ADMINISTRATION</u>	(6,560,888)	(332,332)	(6,893,220)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(93,053,733)	(5,819,257)	(98,872,990)
<u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u>	(16,353,026)	-	(16,353,026)
<u>ANCHOR GARAGE OPERATIONS</u>	(6,271,585)	(846,024)	(7,117,609)
<u>ANCHOR SHOPS OPERATIONS</u>	(540,010)	(54,465)	(594,475)
<u>COMMUNITY POLICING</u>	(330,547)	(1,111,080)	(1,441,627)
TOTAL EXPENDITURES	(236,371,139)	(12,462,632)	\$ (248,833,771)
ENDING CASH/INVSTMT. BALANCE	\$ 38,881,436	\$ 66,944,848	

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2005 (through April 30, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	\$	\$ 38,881,436	
REVENUE			
- Tax increment - County	32,643,406	7,235,626	\$ 39,879,032
- Tax increment - City	38,280,639	8,641,909	46,922,548
- Tax increment (Interest) - County	19,057	-	19,057
- Tax increment - Children's Trust	572,876	565,731	1,138,607
- Bond proceeds	108,779,453	-	108,779,453
- Rental income	9,300	-	9,300
- Anchor Garage receipts	9,829,417	1,151,985	10,981,402
- Anchor Garage deposit card receipts	18,926	1,130	20,056
- Anchor Shops rental income	2,384,479	353,946	2,738,425
- Anchor Shops rental deposits	52,230	1,803	54,033
- Loews Facility Use/Usage Fee	126,504	-	126,504
- Loews Ground Lease Receipts	8,151,450	83,334	8,234,784
- Loew Hotel - exercise option (prepayment)	19,852,303	7,646,672	27,498,975
- RDP Royal Palm Ground Lease Receipts	433,555	36,667	470,222
- RDP Royal Palm - Sale of Land	-	12,562,278	12,562,278
- Interest income	7,513,341	664,880	8,178,221
- Resort tax contributions	16,145,531	1,464,568	17,610,099
- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	804,123	105,802	909,925
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real estate taxes refund	56,585	-	56,585
- Miscellaneous	90,791	9,713	100,504
TOTAL REVENUE	275,252,576	40,526,044	\$ 315,778,620
EXPENDITURES			
Administrative fees	(31,684)	-	(31,684)
Appraisal fees	(125,368)	-	(125,368)
Bid refund	(230,000)	-	(230,000)
Board up	(60,758)	-	(60,758)
Bond costs	(211,440)	-	(211,440)
Building permit fees	(173,269)	-	(173,269)
Construction	(48,196,238)	(280,120)	(48,476,358)
Delivery	(2,995)	-	(2,995)
Demolition	(203,195)	-	(203,195)
Electric service	(1,976)	-	(1,976)
Environmental	(354,908)	-	(354,908)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2005 (through April 30, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
Equipment rental	(55,496)	-	(55,496)
Hotel negotiation consultant	(849,243)	-	(849,243)
Hotel selection/study	(263,357)	-	(263,357)
Land acquisition	(41,240,564)	-	(41,240,564)
Legal fees/costs	(2,720,324)	(49,861)	(2,770,185)
Lighting	(53,280)	(7,526)	(60,806)
Lot clearing	(34,771)	-	(34,771)
Maintenance	(245,288)	-	(245,288)
Miscellaneous	(444,949)	-	(444,949)
Owner's representative fee & expenses	(1,823,466)	-	(1,823,466)
Postage, printing & mailing	(27,855)	-	(27,855)
Professional services	(3,619,957)	(1,143,717)	(4,763,674)
Public notice/advertisement	(26,472)	-	(26,472)
Refund of deposits	(185,000)	-	(185,000)
Reimburse closing costs to C.M.B.	(3,000,000)	-	(3,000,000)
Reimbursements	(78,041)	-	(78,041)
Relocation	(131,784)	-	(131,784)
Revitalization	(864,469)	(91,837)	(956,306)
Security guard service	(277,825)	-	(277,825)
Streetscape	(401,312)	-	(401,312)
Temporary staffing	(63,217)	(5,941)	(69,158)
Title insurance	(25,271)	-	(25,271)
Traffic parking study	(8,600)	-	(8,600)
Training, conferences & meetings	(3,268)	-	(3,268)
Travel & related expenses	(28,730)	-	(28,730)
Utilities	(328,706)	(4,436)	(333,142)
Water/Sewer (impact fees)	(25,240)	-	(25,240)
Total	(106,418,316)	(1,583,438)	(108,001,754)
- Miscellaneous Projects	(6,843,034)	(2,716,036)	(9,559,070)
Total Projects	(113,261,350)	(4,299,474)	(117,560,824)
<u>ADMINISTRATION</u>	(6,560,888)	(332,332)	(6,893,220)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(93,053,733)	(5,819,257)	(98,872,990)
<u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u>	(16,353,026)	-	(16,353,026)
<u>ANCHOR GARAGE OPERATIONS</u>	(6,271,585)	(846,024)	(7,117,609)
<u>ANCHOR SHOPS OPERATIONS</u>	(540,010)	(54,465)	(594,475)
<u>COMMUNITY POLICING</u>	(330,547)	(1,111,080)	(1,441,627)
TOTAL EXPENDITURES	(236,371,139)	(12,462,632)	\$ (248,833,771)
ENDING CASH/INVSTMT. BALANCE	\$ 38,881,436	\$ 66,944,848	

**CHECK & WIRE TRANSFER
REGISTER**

SORTED BY

**PROJECT & TYPE OF
EXPENDITURE**

**FOR THE MONTH ENDED
APRIL 30, 2005**

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through April 30, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4383	10/19/04	***Void***	0.00		Administration
4444	12/08/04	***Void***	0.00		Administration
4449	12/14/04	***Void***	0.00		Administration
4455	12/20/04	***Void***	0.00		Administration
4466	12/21/04	***Void***	0.00		Administration
4534	02/09/05	***Void***	0.00		Administration
4557	03/04/05	***Void***	0.00		Administration
4605	03/31/05	***Void***	0.00		Administration
4630	04/22/05	***Void***	0.00		Administration
			<u>0.00</u>		
4428	11/24/04	Wachovia Bank	11,398.25	Annual Admin. Fees for Bond Series	Administration
			<u>11,398.25</u>		
4384	10/19/04	Department of Community Affairs	175.00	Miscellaneous (fee)	Administration
4422	11/24/04	Comet Courier Corp.	39.13	Miscellaneous	Administration
4423	11/24/04	Florida Redevelopment Association	297.50	Miscellaneous - 1/2 FY04-05 Annual Dues	Administration
4424	11/24/04	Iron Mountain Records Management	44.02	Miscellaneous-Storage	Administration
4426	11/24/04	Rockhurst University Continuing	37.45	Miscellaneous - Employee Books	Administration
4427	11/24/04	Toshiba Business Solutions	944.89	Miscellaneous-Copier Rental	Administration
4440	12/03/04	City of Miami Beach	5,428.53	Reimb CMB-MBIA Investment Svcs	Administration
4441	12/03/04	Sandra Ortiz	5.00	Reimburse for parking fees paid	Administration
4442	12/06/04	Kent Bonde	6.00	Reimburse for parking fees paid	Administration
4478	12/23/04	Iron Mountain Records Management	44.02	Miscellaneous-Storage	Administration
4488	01/10/05	Sandra Ortiz	4.42	Reimburse for postage paid	Administration
4494	01/18/05	Federal Express	14.82	Shipping	Administration
4502	01/20/05	Fienberg Fisher	38.00	Miscellaneous - Training	Administration
4506	01/21/05	Kent Bonde	15.00	Reimburse for parking fees paid	Administration
4528	02/10/05	City of Miami Beach	1,028.65	Reimb CMB-MBIA Investment Svcs	Administration
4538	02/18/05	Iron Mountain Records Management	43.48	Miscellaneous-Storage	Administration
4548	03/04/05	First American Real Estate Solutions	119.01	Real Estate Data Services	Administration
4553	03/04/05	KPMG LLP	5,000.00	Audit Fees	Administration
4555	03/04/05	Lorman Education Services	319.00	K. Bonde Finance Course	Administration
4587	03/17/05	City of Miami Beach	66.50	Reimburse CMB - IT charges	Administration
4588	03/17/05	First American Real Estate Solutions	119.01	Real Estate Data Services	Administration
4609	03/31/05	Iron Mountain Records Management	172.50	Miscellaneous-Storage	Administration
4610	03/31/05	Lorman Education Services	184.00	Training	Administration
4614	03/31/05	The Leader's Institute	795.00	Training	Administration
4618	04/11/05	City of Miami Beach	5,758.90	Reimb CMB - Salaries	Administration
4624	04/19/05	First American Real Estate Solutions	119.01	Real Estate Data Services	Administration
4625	04/19/05	Iron Mountain Records Management	43.48	Miscellaneous-Storage	Administration
4626	04/19/05	MBIA - Municipal Investors Service Corporation	4,511.60	Investment Advisory Services	Administration
4634	04/22/05	Iron Mountain Records Management	172.50	Miscellaneous-Storage	Administration
			<u>25,546.42</u>		
4491	01/12/05	Office Depot	161.78	Office Supplies	Administration
4530	02/10/05	Office Depot	15.71	Office Supplies	Administration
4558	03/04/05	Office Depot	127.79	Office Supplies	Administration
4600	03/25/05	Office Depot	17.08	Office Supplies	Administration
4628	04/19/05	Office Depot	102.68	Office Supplies	Administration
4637	04/22/05	Office Depot	14.12	Office Supplies	Administration
			<u>439.16</u>		
4425	11/24/04	J.B. Alhale & Associates, Inc.	450.00	Professional Services/Legal - Reissue Ck#2766	Administration
4463	12/21/04	First Southwest Asset Management, Inc.	6,550.00	Prof. Services/Arbitrage	Administration
4468	12/21/04	Squire, Sanders & Dempsey, LLP	4,287.50	Prof. Services/Legal	Administration
4487	01/10/05	Integra Realty Resources	6,250.00	Prof. Services/Appraisal	Administration
4546	03/04/05	Boies, Schiller, & Flexner LLP	117.30	Prof. Services/Legal	Administration
4566	03/04/05	Squire, Sanders & Dempsey, LLP	4,273.75	Prof. Services/Legal	Administration
4581	03/09/05	Squire, Sanders & Dempsey, LLP	1,398.75	Prof. Services/Legal	Administration
4595	03/21/05	Integra Realty Resources	18,750.00	Prof. Services/Appraisal	Administration
4618	04/11/05	City of Miami Beach	8,287.00	Prof. Services/Legal	Administration
			<u>50,364.30</u>		
Wire	11/22/04	Miami Beach Redevelopment Agency	3,145,000.00	Transfer to Fiduciary Trust Int'l for Investment	Administration
Wire	11/29/04	Miami Beach Redevelopment Agency	100,000.00	Transfer to Fiduciary Trust Int'l for Investment	Administration
			<u>3,245,000.00</u>		
Wire	11/05/04	Fiduciary Trust International	141,595.63	Accrued interest on investments purchased	Administration
Wire	04/07/05	Fiduciary Trust International	102,988.00	Accrued interest on investments purchased	Administration
			<u>244,583.63</u>		
TOTAL ADMINISTRATION			3,577,331.76		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through April 30, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4385	10/22/04	Paul Acosta	248.40	Reimb Travel Exp	Community Policing
4389	10/25/04	J.C. White Office Furniture	7,073.54	Office Furniture	Community Policing
4390	10/25/04	Miami Beach RDA - City Center	58,581.00	Reimb CCHC - 3 Crown Victorias	Community Policing
4393	10/25/04	Software House Intl	804.78	Computer Software	Community Policing
4395	10/28/04	City of Miami Beach	1,420.35	Reimb CMB - Visa Charges	Community Policing
4402	11/03/04	Law Enforcement Supply	36,036.80	Lighting & Equipment	Community Policing
4418	11/18/04	Motorola	39,150.00	Nine Police Vehicles Radios	Community Policing
4450	12/13/04	City of Miami Beach	268.51	Reimb CMB - Visa Charges	Community Policing
4459	12/21/04	Armor Security	1,374.24	Security Services - Lincoln Road	Community Policing
4514	01/26/05	Terryfic Ad Specialties	166.16	Junior Police Badges	Community Policing
4519	01/31/05	City of Miami Beach	1,732.48	Reimb CMB - Visa Charges	Community Policing
4531	02/10/05	United Data Technologies	4,361.75	Printers	Community Policing
4532	02/10/05	University of Central Florida	70.00	Police Exam	Community Policing
4537	02/18/05	Dell Marketing	10,808.10	Computers	Community Policing
4544	03/04/05	Armor Security	12,368.16	Security Services - Lincoln Road	Community Policing
4549	03/04/05	Florida Atlantic University	520.00	Training	Community Policing
4550	03/04/05	Florida Crime Prevention Training Institute	325.00	Seminar	Community Policing
4568	03/04/05	University of Central Florida	35.00	Police Exam	Community Policing
4569	03/08/05	City of Miami Beach	5,879.44	Reimb CMB - Visa Charges	Community Policing
4589	03/17/05	NICP	1,875.00	Training	Community Policing
4593	03/21/05	City of Miami Beach	245,035.99	Reimb CMB - Officer Salaries	Community Policing
4593	03/21/05	City of Miami Beach	40,331.21	Fleet Management Chargebacks	Community Policing
4606	03/31/05	Duval Ford, Inc.	19,527.00	Ford Sedan	Community Policing
4608	03/31/05	Insight Public Sector	391.00	Cameras & accessories	Community Policing
4617	04/11/05	Armor Security	10,745.45	Security Services - Lincoln Road	Community Policing
4618	04/11/05	City of Miami Beach	591,822.95	Reimb CMB-Visa, Fords, Police OT	Community Policing
4622	04/19/05	City of Miami Beach	7,999.50	Reimb CMB-10 Tasers	Community Policing
4635	04/22/05	Miami Beach RDA - South Pointe	7,870.21	Reimb SOPT - Police OT	Community Policing
4643	04/28/05	City of Miami Beach	4,257.67	Reimb CMB - Visa Charges	Community Policing
			<u>1,111,079.69</u>		
TOTAL COMMUNITY POLICING			1,111,079.69		
Wire	02/03/05	Wachovia Bank	9,111,129.67	Transfer for 6/05 & 12/05 D.S. (from GF)	Debt Service Funding
			<u>9,111,129.67</u>		
Wire	12/01/04	Wachovia Bank	695,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	615,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	580,679.38	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	196,707.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	886,372.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	199,732.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	185,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	1,470,765.00	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	725,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	265,000.00	Debt Service Payment-Principal	Debt Service Payment
			<u>5,819,256.88</u>		
TOTAL DEBT SERVICE			14,930,386.55		
4421	11/24/04	Bloom & Minsker	57.00	Professional fees/legal	African-American Hotel
4439	12/03/04	Bloom & Minsker	2,060.75	Professional fees/legal	African-American Hotel
4461	12/21/04	Bloom & Minsker	6,163.20	Professional fees/legal	African-American Hotel
4526	02/10/05	Bloom & Minsker	7,318.20	Professional fees/legal	African-American Hotel
4573	03/09/05	Bloom & Minsker	12,956.40	Professional fees/legal	African-American Hotel
4620	04/12/05	Bloom & Minsker	21,305.50	Professional fees/legal	African-American Hotel
			<u>49,861.05</u>		
TOTAL AFRICAN-AMERICAN			49,861.05		
4414	11/17/04	Armor Security	16,032.22	Security Services	Anchor Garage Operations
4485	01/06/05	Armor Security	12,095.16	Security Services	Anchor Garage Operations
4486	01/06/05	Armor Security	6,119.67	Security Services	Anchor Garage Operations
4571	03/09/05	Armor Security	12,076.74	Security Services	Anchor Garage Operations
4639	04/22/05	Armor Security	22,174.96	Security Services	Anchor Garage Operations
4640	04/22/05	Armor Security	15,061.43	Security Services	Anchor Garage Operations
			<u>83,560.18</u>		
4472	12/22/04	Best's Maintenance & Janitorial Services, Inc.	36,968.00	Janitorial Service	Anchor Garage Operations
4505	01/21/05	Best's Maintenance & Janitorial Services, Inc.	9,242.00	Janitorial Service	Anchor Garage Operations
4572	03/09/05	Best's Maintenance & Janitorial Services, Inc.	9,242.00	Janitorial Service	Anchor Garage Operations
			<u>55,452.00</u>		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through April 30, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4387	10/25/04	City of Miami Beach	2,359.28	Property Management Work	Anchor Garage Operations
			<u>2,359.28</u>		
4574	03/09/05	City of Miami Beach	208.95	Fleet Management Chargebacks	Anchor Garage Operations
4587	03/17/05	City of Miami Beach	697.89	Fleet Management Chargebacks	Anchor Garage Operations
			<u>906.84</u>		
4408	11/04/04	City of Miami Beach	1,827.78	Waste & Storm Water Impact Fee October 2004	Anchor Garage Operations
4419	11/19/04	City of Miami Beach	1,367.06	Waste & Storm Water Impact Fee November 2004	Anchor Garage Operations
4462	12/21/04	City of Miami Beach	1,562.72	Waste & Storm Water Impact Fee December 2004	Anchor Garage Operations
4516	01/28/05	City of Miami Beach	1,378.96	Waste & Storm Water Impact Fee January 2005	Anchor Garage Operations
4547	03/04/05	City of Miami Beach	1,064.98	Waste & Storm Water Impact Fee February 2005	Anchor Garage Operations
4622	04/19/05	City of Miami Beach	1,220.33	Waste & Storm Water Impact Fee March 2005	Anchor Garage Operations
			<u>8,421.83</u>		
4433	12/02/04	Waste Management of Dade County	179.01	Waste Management	Anchor Garage Operations
4438	12/03/04	Waste Management of Dade County	179.01	Waste Management	Anchor Garage Operations
4469	12/21/04	Waste Management of Dade County	179.01	Waste Management	Anchor Garage Operations
4500	01/18/05	Waste Management of Dade County	179.01	Waste Management	Anchor Garage Operations
4533	02/10/05	Waste Management of Dade County	179.01	Waste Management	Anchor Garage Operations
4580	03/09/05	Waste Management of Dade County	11.67	Waste Management	Anchor Garage Operations
4583	03/11/05	Waste Management of Dade County	179.01	Waste Management	Anchor Garage Operations
4616	04/08/05	Waste Management of Dade County	179.01	Waste Management	Anchor Garage Operations
			<u>1,264.74</u>		
4392	10/25/04	Christopher Sugrue	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4405	11/03/04	Julie Guthrie	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4406	11/03/04	Mario Guzmain	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4416	11/17/04	Enrique M. Servatico	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4417	11/17/04	Kareem Tabsch	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4457	12/20/04	Robert Roselli	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4470	12/21/04	Stephen Stewart	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4475	12/22/04	Cecilia Maguna	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4507	01/21/05	A. Water Fantaseas	30.00	Return Parking Access Card Deposit	Anchor Garage Operations
4508	01/21/05	Adolfo Dominguez	20.00	Return Parking Access Card Deposit	Anchor Garage Operations
4509	01/21/05	Ted Czikowski	20.00	Return Parking Access Card Deposit	Anchor Garage Operations
4510	01/21/05	Richard Smith	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4511	01/21/05	Lauren E. Yost	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4512	01/21/05	Justina Rosario	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4518	01/28/05	Leonardo Raimondo	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4559	03/04/05	Florence Sabourin	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4560	03/04/05	Manuel Caycedo	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4561	03/04/05	Lucille Provost	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4562	03/04/05	Karen Krysiak	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4563	03/04/05	Andrew Martin	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4564	03/04/05	Hather Obrien	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4565	03/04/05	Enrique Cubillos	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4590	03/17/05	Keith Fox	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4591	03/17/05	Victor Montello	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4612	03/31/05	Richard Arnold	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4613	03/31/05	Victor Diaz-Herman	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
			<u>300.00</u>		
4407	11/04/04	BellSouth	123.40	Miscellaneous-Telephone Service	Anchor Garage Operations
4429	12/02/04	BellSouth	134.77	Miscellaneous-Telephone Service	Anchor Garage Operations
4460	12/21/04	BellSouth	125.30	Miscellaneous-Telephone Service	Anchor Garage Operations
4503	01/21/05	Atlantic Broadband	29.98	Miscellaneous-Cable Service	Anchor Garage Operations
4504	01/21/05	BellSouth	123.18	Miscellaneous-Telephone Service	Anchor Garage Operations
4535	02/18/05	Atlantic Broadband	29.98	Miscellaneous-Cable Service	Anchor Garage Operations
4545	03/04/05	BellSouth	127.94	Miscellaneous-Telephone Service	Anchor Garage Operations
4585	03/17/05	Atlantic Broadband	29.98	Miscellaneous-Cable Service	Anchor Garage Operations
4596	03/25/05	BellSouth	142.71	Miscellaneous-Telephone Service	Anchor Garage Operations
4629	04/22/05	BellSouth	124.62	Miscellaneous-Telephone Service	Anchor Garage Operations
4643	04/28/05	City of Miami Beach	29.98	Miscellaneous-Cable Service	Anchor Garage Operations
			<u>1,021.84</u>		
4397	10/29/04	Royce Parking Control System, Inc.	6,026.46	Equipment Replacement	Anchor Garage Operations
4436	12/03/04	Royce Parking Control System, Inc.	1,550.00	Miscellaneous-Service Contract	Anchor Garage Operations
4467	12/21/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4513	01/21/05	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4524	02/04/05	Royce Parking Control System, Inc.	660.00	Miscellaneous-Service Contract	Anchor Garage Operations
4540	02/18/05	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4602	03/25/05	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
			<u>11,336.46</u>		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through April 30, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4437	12/03/04	Thyssen Krupp Elevator	3,871.91	Elevator Service	Anchor Garage Operations
4456	12/20/04	Thyssen Krupp Elevator	1,360.00	Elevator Service	Anchor Garage Operations
4541	02/18/05	Thyssen Krupp Elevator	3,541.94	Elevator Service	Anchor Garage Operations
			<u>8,773.85</u>		
4388	10/25/04	FPL	3,990.48	Electricity	Anchor Garage Operations
4431	12/02/04	FPL	3,565.54	Electricity	Anchor Garage Operations
4464	12/21/04	FPL	3,384.80	Electricity	Anchor Garage Operations
4517	01/28/05	FPL	3,942.83	Electricity	Anchor Garage Operations
4552	03/04/05	FPL	4,252.58	Electricity	Anchor Garage Operations
4598	03/25/05	FPL	2,711.52	Electricity	Anchor Garage Operations
4632	04/22/05	FPL	3,239.29	Electricity	Anchor Garage Operations
			<u>25,087.04</u>		
4411	11/10/04	Miami-Dade County Tax Collector	397,339.10	Miscellaneous-Property Taxes	Anchor Garage Operations
4415	11/17/04	Petty Cash	16.04	Miscellaneous-Reimb Petty Cash	Anchor Garage Operations
4430	12/02/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4432	12/02/04	Hi-Rise Safety Systems	750.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4434	12/03/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4435	12/03/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
4476	12/23/04	Aerway Integration	1,500.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4477	12/23/04	Integra Business Forms	503.56	Miscellaneous-Deposit Slips	Anchor Garage Operations
4484	01/05/05	Toledo Ticket Company	2,406.00	Miscellaneous-Parking Tickets	Anchor Garage Operations
4489	01/11/05	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4490	01/11/05	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
4494	01/18/05	Federal Express	14.82	Shipping	Anchor Garage Operations
4515	01/28/05	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4520	02/04/05	Country Bills Lawn Maintenance	190.00	Lawn Maintenance	Anchor Garage Operations
4521	02/04/05	Miami Fire Equipment	9.40	Annual Inspection & certification	Anchor Garage Operations
4522	02/04/05	Office Depot	404.07	Office Supplies	Anchor Garage Operations
4536	02/18/05	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4574	03/09/05	City of Miami Beach	152.00	Reimb CMB:Country Bills	Anchor Garage Operations
4575	03/09/05	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
4586	03/17/05	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4631	04/22/05	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
			<u>406,412.99</u>		
4404	11/03/04	Miami Beach Redevelopment, Inc.	2,545.01	Facility Use / Usage Fee	Anchor Garage Operations
4576	03/09/05	Miami Beach Redevelopment, Inc.	14,696.67	Facility Use / Usage Fee	Anchor Garage Operations
4627	04/19/05	Miami Beach Redevelopment, Inc.	27,854.13	Facility Use / Usage Fee	Anchor Garage Operations
			<u>45,095.81</u>		
4445	12/08/04	APCOA/Standard Parking	31,783.20	Salary Reimbursements	Anchor Garage Operations
4458	12/21/04	APCOA/Standard Parking	16,109.36	Salary Reimbursements	Anchor Garage Operations
4493	01/18/05	APCOA/Standard Parking	8,348.76	Salary Reimbursements	Anchor Garage Operations
4498	01/18/05	APCOA/Standard Parking	8,002.18	Salary Reimbursements	Anchor Garage Operations
4525	02/10/05	APCOA/Standard Parking	9,554.91	Salary Reimbursements	Anchor Garage Operations
4570	03/09/05	APCOA/Standard Parking	10,904.88	Salary Reimbursements	Anchor Garage Operations
4592	03/21/05	APCOA/Standard Parking	11,394.50	Salary Reimbursements	Anchor Garage Operations
4615	04/08/05	APCOA/Standard Parking	12,121.50	Salary Reimbursements	Anchor Garage Operations
4621	04/19/05	APCOA/Standard Parking	11,664.57	Salary Reimbursements	Anchor Garage Operations
			<u>119,883.86</u>		
Wire	10/19/04	Florida Department of Revenue	8,414.19	Sales Tax Payment	Anchor Garage Operations
Wire	11/19/04	Florida Department of Revenue	8,919.30	Sales Tax Payment	Anchor Garage Operations
Wire	12/17/04	Florida Department of Revenue	8,997.87	Sales Tax Payment	Anchor Garage Operations
Wire	01/18/05	Florida Department of Revenue	9,385.26	Sales Tax Payment	Anchor Garage Operations
Wire	02/18/05	Florida Department of Revenue	10,561.41	Sales Tax Payment	Anchor Garage Operations
Wire	03/18/05	Florida Department of Revenue	11,890.31	Sales Tax Payment	Anchor Garage Operations
Wire	04/18/05	Florida Department of Revenue	17,979.39	Sales Tax Payment	Anchor Garage Operations
			<u>76,147.73</u>		
TOTAL ANCHOR GARAGE OPER.			846,024.45		
4623	04/19/05	Comet Courier Corp.	10.31	Miscellaneous	Anchor Shops
			<u>10.31</u>		
4413	11/15/04	Miami Beach Community Development Corp.	6,494.22	Reimb. - Operating Exp.	Anchor Shops Oper.
4420	11/19/04	Miami Beach Community Development Corp.	4,359.86	Reimb. - Operating Exp.	Anchor Shops Oper.
4496	01/18/05	Miami Beach Community Development Corp.	7,665.80	Reimb. - Operating Exp.	Anchor Shops Oper.
4539	02/18/05	Miami Beach Community Development Corp.	3,482.06	Reimb. - Operating Exp.	Anchor Shops Oper.
4599	03/25/05	Miami Beach Community Development Corp.	3,695.90	Reimb. - Operating Exp.	Anchor Shops Oper.
4619	04/11/05	Miami Beach Community Development Corp.	3,481.43	Reimb. - Operating Exp.	Anchor Shops Oper.
			<u>29,179.27</u>		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through April 30, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
Wire	10/19/04	Florida Department of Revenue	2,784.89	Sales Tax	Anchor Shops Oper.
Wire	11/19/04	Florida Department of Revenue	3,856.48	Sales Tax	Anchor Shops Oper.
Wire	12/17/04	Florida Department of Revenue	3,755.34	Sales Tax	Anchor Shops Oper.
Wire	01/18/05	Florida Department of Revenue	4,325.88	Sales Tax	Anchor Shops Oper.
Wire	02/18/05	Florida Department of Revenue	2,916.44	Sales Tax	Anchor Shops Oper.
Wire	03/18/05	Florida Department of Revenue	3,529.16	Sales Tax	Anchor Shops Oper.
Wire	04/18/05	Florida Department of Revenue	4,107.14	Sales Tax	Anchor Shops Oper.
			<u>25,275.33</u>		
TOTAL ANCHOR SHOPS OPER.			54,464.91		
4394	10/27/04	The Tower Group	250,948.15	Construction Work-Library	Collins Park Cultural Center
4396	10/28/04	URS Corporation	28,187.54	Construction Work-Library	Collins Park Cultural Center
4480	12/30/04	Robert A.M. Stern	983.70	Construction Work-Library	Collins Park Cultural Center
			<u>280,119.39</u>		
4398	11/02/04	City of Miami Beach	1,048.23	Waste & Storm Water Impact Fee - Library	Collins Park Cultural Center
4408	11/04/04	City of Miami Beach	627.39	Waste & Storm Water Impact Fee - Library	Collins Park Cultural Center
4410	11/10/04	City of Miami Beach	1,048.23	Waste & Storm Water Impact Fee - Library	Collins Park Cultural Center
4547	03/04/05	City of Miami Beach	1,168.80	Waste & Storm Water Impact Fee - Library	Collins Park Cultural Center
4622	04/19/05	City of Miami Beach	544.00	Waste & Storm Water Impact Fee - Library	Collins Park Cultural Center
			<u>4,436.65</u>		
TOTAL COLLINS PARK CULTURAL CENTER			284,556.04		
4593	03/21/05	City of Miami Beach	5,138.64	Salary Reimbursement	Colony Theater Restoration
			<u>5,138.64</u>		
4400	11/02/04	McCartney Construction Company	292,899.59	Construction Costs	Colony Theater Restoration
4446	12/09/04	McCartney Construction Company	219,397.55	Construction Costs	Colony Theater Restoration
4454	12/16/04	InterAmerica Stage	56,101.68	Construction Costs	Colony Theater Restoration
4465	12/21/04	Mavco	14,395.50	Construction Costs	Colony Theater Restoration
4473	12/22/04	Farrey's Wholesale Hardware	31,135.86	Equipment	Colony Theater Restoration
4474	12/22/04	McCartney Construction Company	146,530.04	Construction Costs	Colony Theater Restoration
4481	01/05/05	Federal Millwork	2,160.00	Construction Costs	Colony Theater Restoration
4501	01/20/05	McCartney Construction Company	79,107.08	Construction Costs	Colony Theater Restoration
4542	02/18/05	URS Construction Services	35,469.14	Construction Costs	Colony Theater Restoration
4577	03/09/05	McCartney Construction Company	251,004.94	Construction Costs	Colony Theater Restoration
4607	03/31/05	Farrey's Wholesale Hardware	46.14	Equipment	Colony Theater Restoration
4618	04/11/05	City of Miami Beach	234,486.00	CMB Construction Management	Colony Theater Restoration
4636	04/22/05	McCartney Construction Company	158,422.95	Construction Costs	Colony Theater Restoration
			<u>1,521,156.47</u>		
4391	10/25/04	R.J. Heisenbottle Architects	1,230.50	Professional Services - 45	Colony Theater Restoration
4401	11/02/04	R.J. Heisenbottle Architects	1,230.50	Professional Services - 46	Colony Theater Restoration
4448	12/13/04	State of Florida Dept. of Mgmt. Services	1,169.00	Professional Services	Colony Theater Restoration
4483	01/05/05	R.J. Heisenbottle Architects	8,008.25	Professional Services - 47&48	Colony Theater Restoration
4523	02/04/05	R.J. Heisenbottle Architects	1,230.50	Professional Services - 49	Colony Theater Restoration
4638	04/22/05	R.J. Heisenbottle Architects	9,228.75	Professional Services - 50	Colony Theater Restoration
			<u>22,097.50</u>		
TOTAL COLONY THEATER RESTORATION			1,548,392.61		
4633	04/22/05	Gordian Group	5,323.87	Miscellaneous - JOC Services	17th Street Surface Lot
			<u>5,323.87</u>		
TOTAL 17th STREET SURFACE LOT			5,323.87		
4527	02/10/05	City of Miami Beach	30,933.59	Reimb CMB - Public Works/Water&Sewer	Beachwalk Project
4556	03/04/05	Nagin Gallop Figueredo, P. A.	175.00	Legal Services	Beachwalk Project
			<u>31,108.59</u>		
4443	12/06/04	R.L. Saum Construction Co.	224,627.24	Professional Services	Beachwalk Project
4452	12/15/04	Coastal Systems International, Inc.	24,105.81	Professional Services	Beachwalk Project
4479	12/30/04	Coastal Systems International, Inc.	49,448.49	Professional Services	Beachwalk Project
4497	01/18/05	R.L. Saum Construction Co.	184,435.69	Professional Services	Beachwalk Project
4499	01/18/05	R.L. Saum Construction Co.	218,861.23	Professional Services	Beachwalk Project
4529	02/10/05	Coastal Systems International, Inc.	10,141.20	Professional Services	Beachwalk Project
4567	03/04/05	The Keystone Twin, Inc	27,474.00	Professional Services	Beachwalk Project
4578	03/09/05	R.L. Saum Construction Co.	134,135.34	Professional Services	Beachwalk Project

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through April 30, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4594	03/21/05	Coastal Systems International, Inc.	32,027.45	Professional Services	Beachwalk Project
4601	03/25/05	R.L. Saum Construction Co.	4,394.06	Professional Services	Beachwalk Project
4611	03/31/05	R.L. Saum Construction Co.	202,957.08	Professional Services	Beachwalk Project
			<u>1,112,607.59</u>		
TOTAL BEACHWALK PROJECT			1,143,716.18		
4399	11/02/04	Mercedes Electric Supply, Inc.	1,212.53	Lighting	Lincoln Road Improv. Project
4447	12/13/04	City of Miami Beach	502.42	Reimb CMB:CC Pmts to Graybar	Lincoln Road Improv. Project
4482	01/05/05	Mercedes Electric Supply, Inc.	5,811.25	Lighting	Lincoln Road Improv. Project
			<u>7,526.20</u>		
4593	03/21/05	City of Miami Beach	29,090.12	Property Mgmt Work	Lincoln Road Improv. Project
			<u>29,090.12</u>		
4403	11/03/04	Tri-State Employment Services, Inc.	2,626.56	Temporary Labor	Lincoln Road Improv. Project
4582	03/11/05	Union Temporary Services	3,313.80	Temporary Labor	Lincoln Road Improv. Project
			<u>5,940.36</u>		
4409	11/09/04	Legacy Pools of South Florida, Inc.	41,250.00	Fountain Upgrades	Lincoln Road Improv. Project
4471	12/22/04	Legacy Pools of South Florida, Inc.	9,050.00	Fountain Upgrades	Lincoln Road Improv. Project
4495	01/18/05	Legacy Pools of South Florida, Inc.	9,050.00	Fountain Upgrades	Lincoln Road Improv. Project
4604	03/28/05	Legacy Pools of South Florida, Inc.	3,396.85	Fountain Upgrades	Lincoln Road Improv. Project
			<u>62,746.85</u>		
TOTAL LINCOLN ROAD IMPROVE. PROJECT			105,303.53		
4579	03/09/05	Spillis Candela & Partners	19,335.00	Professional Services	Bass Museum
			<u>19,335.00</u>		
TOTAL BASS MUSEUM PROJECT			19,335.00		
4551	03/04/05	Florida Real Estate Decisions	284.00	Ownership List	New World Symphony
4554	03/04/05	Edward Levinson, P.A.	1,975.00	Legal Fees	New World Symphony
			<u>2,259.00</u>		
TOTAL NEW WORLD SYMPHONY			2,259.00		
4412	11/12/04	Hazen & Sawyer	9,040.50	Construction Management	Conv. Ctr. Storm Water Impr
4453	12/15/04	Hazen & Sawyer	4,870.59	Construction Management	Conv. Ctr. Storm Water Impr
4492	01/13/05	Hazen & Sawyer	4,945.96	Construction Management	Conv. Ctr. Storm Water Impr
4543	02/22/05	Hazen & Sawyer	4,818.40	Construction Management	Conv. Ctr. Storm Water Impr
4584	03/16/05	Hazen & Sawyer	4,809.34	Construction Management	Conv. Ctr. Storm Water Impr
			<u>28,484.79</u>		
TOTAL CONV. CTR. STORM WATER IMPROV			28,484.79		
4386	10/22/04	Ric-Man International, Inc.	625,389.05	ROW Infrastructure Improvements	Washington Ave. Streetscape
4451	12/13/04	Ric-Man International, Inc.	171,142.41	ROW Infrastructure Improvements	Washington Ave. Streetscape
4618	04/11/05	City of Miami Beach	28,332.84	CMB Construction Management	Washington Ave. Streetscape
			<u>824,864.30</u>		
TOTAL WASHINGTON AVE. STREETSCAPE			824,864.30		
4618	04/11/05	City of Miami Beach	12,190.08	CMB Construction Management	Flamingo Bid B
			<u>12,190.08</u>		
TOTAL FLAMINGO BID B			12,190.08		
4618	04/11/05	City of Miami Beach	4,025.00	CMB Construction Management	Flamingo Bid C
			<u>4,025.00</u>		
TOTAL FLAMINGO BID C			4,025.00		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4597	03/25/05	Chen & Associates	51,748.16	Professional Services	R.O.W.
4618	04/11/05	City of Miami Beach	108,467.86	CMB Construction Management	R.O.W.
			<u>160,216.02</u>		
TOTAL R.O.W. - CONV. CENTER STSCPE			160,216.02		
4603	03/25/05	Camp, Dresser, & McKee Inc.	30,000.00	Professional Services	Water & Wastewater Pump S
4618	04/11/05	City of Miami Beach	57,747.00	CMB Construction Management	Water & Wastewater Pump S
			<u>87,747.00</u>		
TOTAL WATER & WASTEWATER PUMP STA			87,747.00		
4641	04/26/05	Tran Construction	16,741.51	Construction Work-Beachfront Restrooms	Beachfront Restrooms
4642	04/26/05	Tran Construction	6,457.74	Construction Work-Beachfront Restrooms	Beachfront Restrooms
			<u>23,199.25</u>		
TOTAL BEACHFRONT RESTROOMS			23,199.25		
REPORT TOTAL			<u>\$ 24,818,761.08</u>		

ATTACHMENT “A”

**SUMMARY OF MAJOR
PROJECTS**

REDEVELOPMENT PROJECTS (Planned and/or Underway)

City Center Projects:

Project

Status - as of 05/25/05

Beachwalk Project

An at-grade, landscaped pedestrian beachwalk, connecting 21st Street to Lummus Park, designed and engineered by Coastal Systems International. The Project was permitted by the State of Florida in March, 1998. The Project was contested by a property owner and was stalled for almost 5 years in court. In November, 2001, the City received a Partial Notice to Proceed from the State of Florida as a result of a favorable finding for City by the courts. The full permit was issued in April 2002. Plans and bid specifications for the Beachwalk as well as the street-end improvements for 17th and 18th Street street-ends, which are part of the Beachwalk, have been updated and completed by the Architect. The Project was put out to bid during the last week of August 2002. Proposals were received during the last week of October. On November 13, 2002, the RDA awarded a contract to R. L. Saum Construction Co. to proceed with the project and appropriated \$3.7 million. Construction began during mid-March 2003 and is being phased as to mitigate adverse impact to area hotels and businesses fronting the beach. The Project achieved substantial completion in March 2005, which gives the Contractor 105 days to address remaining punch list items. The missing section in front of the Richmond that was held up by litigation filed by the Hotel's owners, was cleared to proceed. Plans for this piece are currently being updated by Coastal Systems prior to being permitted by DEP. Construction is anticipated to commence in Summer, 2005.

Total Project Cost: \$4.5 Million

Total CRA participation: \$4.5 Million - Construction

17th & 18th Street-end Project

The current layout of the 17th and 18th Street street-ends poses severe limitations for traffic circulation and parking, especially as it relates to the operations of the Delano and Ritz Plaza Hotels. Coastal Systems contract for the design of the Beachwalk was amended to include the development of conceptual plans and cost estimates for the extension of 17th and 18th Streets, seaward to the ECL. Plans call for extending and reconstructing both street-ends to match the Boardwalk motif. The street-end cul-de-sacs will be relocated approximately 50 to 70 feet east, respectively, to enhance the conditions of the streets and improve the street-end layout. Extension and reconstruction of the two street-ends will involve demolition and reconstruction of the public right-of-way with new curbing, paver block side-walks, asphalt pavement, striping and signage. Construction Drawings and specifications have been updated to reflect FDOT improvements and tie-ins on Collins Avenue. The Street-end Project was bid as part of the Beachwalk Project and commenced with 17th Street in August, 2004. Due to certain event-related conflicts involving area hotels, 18th Street will be delayed until Spring/Summer 2005.

Total Project Cost (est): \$750,000

Total CRA participation: \$750,000 - Construction

Project

Status - as of 05/25/05

Collins Park Cultural Center

Implementation of a Master Plan calling for the development of a new regional library, streetscape and park improvements to link cultural activities in the area, including the Bass Museum and the Miami City Ballet. Land acquisition through eminent domain was completed in January 2002 and construction documents for the remaining portions of the Cultural Campus as identified in the Master Plan have been completed. On April 10, 2002, the City awarded the construction contract for the Library to the Tower Group. Construction began in May 2002 and achieved substantial completion in October, 2004. A final Certificate of Occupancy was issued in November, 2004, and the facility was turned over to the Miami Dade County Library System on December 6, 2004. The grand opening was held on April 1, 2005. Negotiations with Stern Architects failed to reach an agreement for the design of Collins Park. As such, the scope of work for the Park was included in the Request for Qualifications for the Rotunda, which is part of the old library that will be preserved and converted into a public venue for performing arts and public functions. An RFQ process resulted in the selection MC Harry & Associates to undertake the design process. Contract negotiations were finalized and award of A/E Agreement was approved on July 28, 2004. The A/E agreement has been executed and a Notice to Proceed for Planning Services was issued on November 17, 2004. A visioning session was held on December 15, 2004 and MC Harry & Associates is preparing two design concepts. The scope of the project was amended to include streetscape on 21st Street from Park Ave. to Washington Ave. and 22nd Street from Park Ave. to Washington Court. A Community Design Workshop was held on April 21, 2005. At that meeting consensus was reached on one of the design concepts presented. The consultant is now preparing the Basis of Design Report (BODR). The draft BODR is expected to be completed by the end of June 2005. Demolition of the old library is to begin during June 2005.

Total Project Cost: \$18.4 Million – includes land acquisition, completed and proposed streetscape, park and surrounding infrastructure improvements.

Total CRA participation: \$15.3 Million.

Colony Theater Project

The City has engaged the State of Florida's Department of Management Services to manage the restoration and renovation of the Colony Theater. Preliminary plans called for the removal of the rear 45 feet of existing building, construction of a new stage house, small second and third floor service areas behind the stage, a fourth floor "Backstage" area, elevator, stairs, and the addition of a new vestibule and exterior access ramp to provide ADA access to the stage. The historic preservation scope involves removing the existing marquee and storefront on Lincoln Road and restoring it to its original historic appearance and modifying the interior lobby, office and concession area to be more consistent with the building's original design. Construction drawings were completed on April 29, 2002. Due to delays with structural reviews and permitting, the Project start-up was delayed by approximately 6 months, beginning in late November, 2002.

Project

Status - as of 05/25/05

Colony Theater Project, continued

To date, vertical construction on the site of the new stage house is nearly complete and the lobby façade is well underway. On March 17, 2004, the RDA appropriated an additional \$1.6 Million towards the project to compensate for the loss of \$500,000 in State grant funds and to address certain unforeseen project costs, which is not untypical of historic renovation projects.

Construction delays are being experienced. The project as a whole is approximately 80% complete. The construction of the project is significantly behind schedule. In August 2004, the City placed a full time inspector on site to monitor the work of the contractor and to ensure that the project moves ahead in a timely manner. A new 4 party agreement has been finalized with the City, State, Contractor and Architect to ensure that the project will be substantially complete by August 2005. The COMB Building Dept. has mandated that a load test be performed on the auditorium ceiling to ensure its safety. The test is being scheduled and will proceed in June 2005.

Total Project Cost: \$7.7 Million

Total CRA participation: \$5.5 Million - Construction

New World Symphony

The Administration has successfully negotiated a Lease and Development Agreement with the New World Symphony (NWS) regarding its proposed lease of a portion of the 17th Street Surface Parking Lot to accommodate its Sound Space design concept (the Project). As envisioned, the proposed 50,000 square foot facility will provide state-of-the-art communication and media capabilities with performance, classroom, rehearsal and broadcast space. In addition to providing a world-renowned, state-of-the-art facility, another focal point for the community, and the basis for considering the facility's location on this site, is that it will incorporate giant video screen(s) on one or more facades of the building, allowing the public to view live and recorded broadcasts from around the world. The Master Plan contemplates situating the facility on the west surface lot, just to the north of the exiting NWS Theater on Lincoln Road. On July 30, 2003, the Development Agreement between the City of Miami Beach and the New World Symphony, following a duly noticed public hearing, was approved on first reading. A second and final reading of the Development Agreement was held on September 10, 2003, together with a Resolution approving a Lease Agreement, following a separate public hearing. The NWS engaged world-renowned Architect, Frank Gehry to spearhead the design of the project.

Conceptual design alternatives for the proposed project have been submitted for review by the City Manager were subsequently reviewed by the Planning Board on May 25, 2004. On September 8, 2004, the City Commission endorsed one of three concept plan proposals, placing the facility on the west surface lot, with the main entrance/drop off located on Drexel Avenue and the garage facing Pennsylvania Avenue. The proposal calls for creative realignment of Drexel Avenue that allows it to stay open to traffic.

Project

Status - as of 05/25/05

New World Symphony, continued

Pursuant to the direction of the City Commission on September 8, 2004 and consistent with the Planning Board's August 24, 2004 recommendation that the entire two (2) blocks, including the Park, be designed as an integrated site, Gehry Partners LLP was asked to submit a proposal and cost estimate to undertake design services for the proposed Park. The proposal was submitted for review by the Finance and Citywide Projects Committee at its meeting on October 26, 2004.

The Committee recommended in favor of amending the Development Agreement between the City and NWS to expand the NWS' scope to include the design and development of the Zone 1, comprising the park, Drexel Avenue between North Lincoln Lane and 17th Street and improvements adjacent to the new garage, at the Owner's cost and expense, not to exceed \$10,000,000; Zone 2, comprising the Theater of the Performing Arts entry landscaping at the Owner's cost and expense, not to exceed \$1,150,000; and Zone 3, comprising North Lincoln Lane improvements, at the Owner's cost and expense, not to exceed \$500,000.

Separately, but related to the implementation of the 17th Street Master Plan and the realization of NWS' plans, the architectural firm of Perkins and Will has been contracted to undertake the programming and design of the City Hall Expansion Lot parking facility. On December 17, 2004, the Architect conducted an internal visioning session with the Administration, sharing initial concept plans and obtaining input to further the Project's design.

Total Project Cost: Soundspace - Min. \$40 million; Parking component - \$5 million; Park component - \$10 million

Total CRA participation: TBD

City Center Right-of-Way Improvement Project

The City Center Right of Way (ROW) Infrastructure Improvement Project is a \$19 million infrastructure project which includes the restoration and enhancement of right-of-ways/streetscapes throughout City Center, including roadway, sidewalk, curb and gutter, landscape, streetscape irrigation, lighting, potable water, and storm drainage infrastructure as needed. Proposals were received in response to an RFQ for architectural and engineering services for the planning and design of the project. The selection process resulted in a contract award to Chen and Associates by the City Commission on September 8, 2004. A project Kick Off meeting and Site Visit were held in November. The Visioning Session was held in April 2005. The first CDW was held on May 24, 2005. The estimated budget for the project is \$21.1 Million, comprised of \$2.1 Million in soft costs and \$19 Million in hard construction costs.

Total Project Costs: \$21.1 Million

Total CRA participation: \$21.1 Million

Project**Status - as of 05/25/05****Botanical Garden Improvements**

The Miami Beach Garden Conservancy has initiated efforts to achieve accreditation of the Botanical Garden through the American Association of Museums. To this end, the Conservancy has been working with the City of Miami Beach and the RDA to define the scope of capital improvements required to achieve this goal. The City identified approximately \$1.5 Million from Series 2000 General Obligation Bonds to undertake the improvements. In July, 2003, following an RFQ selection process, EDAW was selected to undertake the planning and design of the facility. A first design workshop was held in May 2004 and a second was held on September 21, 2004. CIP staff met with EDAW in November and December to further refine a preferred concept which will be presented at a final design workshop. An additional meeting was held with EDAW on February 15, 2005 and a tentative final concept plan agreed on. The next step will be to schedule the final design workshop and finalize the master plan this is expected in early summer 2005.

Total Project Cost: \$1.5 million

Total CRA participation: None - TBD

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**MIAMI BEACH REDEVELOPMENT AGENCY
AGENDA ITEM SUMMARY**



Condensed Title:

A Resolution of the Chairman and Members of the Miami Beach Redevelopment Agency approving an amendment to the FY 04/05 Operating Budget for the Anchor Garage, by appropriating \$42,000 in available parking revenues from the facility to pay for certain internal service charge-back costs assessed by Property and Fleet Management for performing general maintenance in the facility.

Issue:

Shall the RDA Board approve the amendment to the operating budget?

Item Summary/Recommendation:

Since the opening of the Anchor Garage, any routine and/or unscheduled maintenance performed in the garage by Property Management was billed as an internal service charge by the City and paid directly by the RDA from non-TIF revenue sources. However funding was never appropriated for this purpose, precluding the RDA from reimbursing the City for current and future charges associated with maintaining the facility. As such, the RDA recommends amending the FY 04/05 operating budget for the Anchor Garage, by appropriating \$42,000 in available parking revenues generated by the facility, to reimburse the City for current outstanding service charges as well as for estimated future charges through the end of the fiscal year.

Advisory Board Recommendation:

N/A

Financial Information:

Amount to be expended:

Source of Funds:		Amount	Account	Approved
Excess parking revenues	1	42,000	4638000344911	
	2			
	3			
	4			
	Total	42,000		

Sign-Offs:

Redevelopment Coordinator	Assistant Director	Executive Director

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AGENDA ITEM 3A
DATE 6-8-05

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.miamibeachfl.gov



REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman David Dermer and
Members of Miami Beach Redevelopment Agency

Date: June 8, 2005

From: Jorge M. Gonzalez
Executive Director

Subject: A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT APPROVING AN AMENDMENT TO THE FY 04/05 OPERATING BUDGET FOR THE ANCHOR GARAGE IN ORDER TO FUND CERTAIN INTERNAL SERVICE CHARGES FROM PROPERTY AND FLEET MANAGEMENT FOR PERFORMING GENERAL MAINTENANCE IN THE ANCHOR GARAGE FACILITY; AND APPROPRIATING \$42,000 IN AVAILABLE REVENUES FROM THE OPERATION OF THE ANCHOR GARAGE FOR SAID PURPOSE.

ADMINISTRATION RECOMMENDATION:

Adopt the Resolution.

ANALYSIS

Since the opening of the Anchor Garage, any routine and/or unscheduled maintenance performed in the garage by Property Management was billed as an internal service charge by the City and paid directly by the RDA from non-TIF revenue sources, however funding was never appropriated for this purpose, precluding the RDA from reimbursing the City for current and future charges associated with maintaining the facility. There are currently \$14,422 in outstanding invoices from Property Management and \$1,074 from Fleet Management for services rendered during this fiscal year. The RDA recommends amending the FY 04/05 Operating Budget for the Anchor Garage, by appropriating \$40,000 to account no. 000502 "Property Management Services" and \$2,000 to account no. 00503 "Fleet Management Services", for a total of \$42,000, to cover the outstanding invoices as well as estimated service charges to be incurred during the remainder of the year. The line items should be funded out of current year available parking revenues from the operation of the Anchor Garage, which based upon the information received from Finance, currently stands at approximately \$650,000.

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CITY OF MIAMI BEACH		8-Jun-05
PARKING DEPT.		
16TH STREET GARAGE - ANCHOR PLACE		
PROPOSED AMENDED BUDGET - FY 04/05		
	ACCOUNT	
	NUMBER	BUDGET
REVENUE	463-8000-1990	\$1,516,085
TOTAL REVENUE		\$1,516,085
OPERATING EXPENSES	463.1990.XXXXXX	
PROFESSIONAL SERVICES	000312	\$476,277
ELECTRICITY	000314	\$45,600
TELEPHONE	000316	\$1,980
WATER	000317	\$2,600
SEWER CHARGES	000318	\$4,000
SANITATION FEES	000319	\$2,100
ADMINISTRATION FEES	000322	\$1
PRINTING	000324	\$5,000
CONTRACT MAINTENANCE	000325	\$87,668
STORM WATER	000329	\$4,600
OFFICE SUPPLIES	000341	\$5,000
REPAIR/MAINTENANCE	000342	\$6,000
OTHER OPERATING EXPENSES	000343	\$2,800
TAXES & LICENSES	000368	\$0
DISCOUNTS EARNED	000398	\$0
DEPRECIATION	000484	\$0
INTERNAL SERVICE - PROP MGMT *	000502	\$40,000
FLEET MANAGEMENT *	000503	\$2,000
FURNITURE & FIXTURES	000671	\$0
MACHINERY/EQUIPMENT	000674	\$0
TOTAL OPERATING EXPENSES		\$685,626
NON OPERATING EXPENSES		
RESERVE FOR REPLACEMENT	000999	830459
DEBT SERVICE		
REDEMBT L T INTEREST	000720	\$0
TOTAL NONOPERATING EXPENSES		\$0
TOTAL FOR DEPARTMENT		\$1,516,085

RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA), APPROVING AN AMENDMENT TO THE FISCAL YEAR 2004/2005 OPERATING BUDGET FOR THE ANCHOR GARAGE FACILITY IN ORDER TO FUND CERTAIN INTERNAL SERVICE CHARGES FROM PROPERTY MANAGEMENT AND FLEET MANAGEMENT IN ORDER TO PROVIDE GENERAL MAINTENANCE IN THE ANCHOR GARAGE FACILITY; AND APPROPRIATING \$42,000 IN AVAILABLE REVENUES FROM THE OPERATION OF THE ANCHOR GARAGE FACILITY FOR SAID PURPOSE.

WHEREAS, since the opening of the Anchor Garage Facility located at 100 16th Street, certain routine and/or unscheduled maintenance performed in the garage facility by the City's Property Management Division was billed as an internal service charge by the City and paid directly by the RDA from non-Tax Increment Financing (TIF) revenue sources; and

WHEREAS, with the implementation of the Eden System, specific account codes have been set up for payment of these internal service charges, however funding was never appropriated for this purpose, precluding the RDA from reimbursing the City for current and future charges associated with maintaining the facility; and

WHEREAS, there are currently \$14,422 in outstanding invoices from Property Management and \$1,074 from Fleet Management for services rendered during the Fiscal Year 2004/2005; and

WHEREAS, the RDA recommends amending the Fiscal Year 2004/2005 Operating Budget for the Anchor Garage, by appropriating \$40,000 to "Property Management Services" and \$2,000 to "Fleet Management Services" for a total of \$42,000, to cover the outstanding invoices as well as estimated service charges to be incurred during the remainder of the Fiscal Year; and

WHEREAS, said account line items should be funded out of current year available parking revenues from the operation of the Anchor Garage Facility.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, that the Chairman and Members of the Miami Beach Redevelopment Agency hereby approve an amendment to the Fiscal Year 2004/2005 Operating Budget for the Anchor Garage Facility in order to fund certain internal service charges from Property Management and Fleet Management for providing general maintenance in the Anchor Garage Facility; and appropriating \$42,000 in available revenues from the operation of the Anchor Garage Facility for said purpose.

PASSED and ADOPTED this 8th day of June, 2005.

CHAIRMAN

ATTEST:

SECRETARY

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**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**



Redevelopment Agency
General Counsel

6-3-05

Date

**MIAMI BEACH REDEVELOPMENT AGENCY
AGENDA ITEM SUMMARY**



Condensed Title:

A Resolution of the Chairman and Members of the Miami Beach Redevelopment Agency amending the FY 04/05 City Center RDA Budget, by increasing the Anchor Garage Use/Usage Fee line item from \$86,800 to \$156,800, in order for to reflect the gross payments required pursuant to the terms of the Garage Easement Agreement, dated September 20, 1996; and appropriating \$70,000 in available revenues from the operation of the Anchor Garage for this purpose.

Issue:

Shall the RDA Board approve the amendment the City Center Budget?

Item Summary/Recommendation:

The Easement Agreement provides for Loews to pay the RDA a flat annual fee of \$580,000 (Use Fee) which is paid on a monthly basis. The RDA pays Loews 41.7% of the first \$1,390,000 in revenues and 28% of any revenues in excess thereof (Usage Fee). It should be noted that the Use Fee paid by Loews and the first piece of the Usage Fee (41.7%) paid by the RDA, are intended to cancel each other out as they both equal \$580,000. These fees are calculated on a monthly basis and the difference between the Use Fee and the Usage Fee is remitted to the entitled party. At the end of the year, the difference remitted to Loews should equal 28% of total revenues in excess of \$1,390,000, which historically is used as a basis for calculating the Use/Usage Fee line item in the City Center Budget. In FY 04/05, the RDA estimated a net usage fee obligation to Loews of \$86,800. However, until the \$1,390,000 revenue threshold is reached, the RDA remits more to Loews than it receives back from Loews. Once the threshold level is achieved, the RDA receives the difference between the Use Fee and the Usage Fee. Based on the attached projections, it is estimated that the RDA will need to remit a total of approximately \$156,000 and Loews will remit to the RDA a total of approximately \$70,000 for a net difference to Loews of \$86,000 or 28% of revenues in excess of \$1,390,000. As such, the Administration recommends amending the FY 04/05 Budget, by increasing the Anchor Garage Use/Usage Fee line item from \$86,800 to \$156,800; and further appropriating \$70,000 in available revenues from the operation of the Anchor Garage in order to reflect gross payments required pursuant to the Garage Easement Agreement rather than the net payments that were budgeted.

Advisory Board Recommendation:

N/A

Financial Information:

Amount to be expended:

Source of Funds:	Amount	Account	Approved
Anchor Garage Operations	1 70,000	4638000344911	
	2		
	3		
	4		
	Total 70,000		

Sign-Offs:

Redevelopment Coordinator	Assistant Director	Executive Director

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AGENDA ITEM 3B
DATE 6-8-05

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.miamibeachfl.gov



REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman David Dermer and
Members of Miami Beach Redevelopment Agency

Date: June 8, 2005

From: Jorge M. Gonzalez
Executive Director

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, AMENDING THE FY 04/05 CITY CENTER RDA BUDGET, BY INCREASING THE ANCHOR GARAGE USE/USAGE FEE LINE ITEM FROM \$86,800 TO \$156,800, IN ORDER TO REFLECT THE GROSS PAYMENTS REQUIRED PURSUANT TO THE TERMS OF THE ANCHOR GARAGE EASEMENT AGREEMENT DATED SEPTEMBER 20, 1996, BY AND BETWEEN THE MIAMI BEACH REDEVELOPMENT AGENCY AND MIAMI BEACH REDEVELOPMENT, INC (LOEWS); AND APPROPRIATING \$70,000 IN AVAILABLE REVENUES FROM THE OPERATION OF THE ANCHOR GARAGE FOR SAID PURPOSE.**

ADMINISTRATION RECOMMENDATION:

Adopt the Resolution.

ANALYSIS

On September 20, 1996, the RDA and MB Redevelopment, Inc., an entity affiliated with Loews Hotels Holding Corporation (Loews), entered into a Garage Easement Agreement that governs Loews' use of 560 parking spaces in the Anchor Garage, as well as certain revenue sharing provisions between the parties, derived from the operation of the parking facility. The Agreement provides for Loews to pay the RDA a flat annual fee of \$580,000 (Use Fee) which is paid on a monthly basis. The RDA pays Loews 41.7% of the first \$1,390,000 in revenues and 28% of any revenues in excess thereof (Usage Fee). It should be noted that the Use Fee paid by Loews and the first piece of the Usage Fee (41.7%) paid by the RDA are intended to cancel each other out as they both equal \$580,000. In practice, these fees are calculated on a monthly basis and the difference between the Use Fee (Loews) and the Usage Fee (RDA) is remitted to the entitled party.

At the end of the year, the difference remitted to Loews should equal 28% of total revenues in excess of \$1,390,000, which historically is used as a basis for calculating the Use/Usage Fee line item in the City Center Budget. In FY 04/05 a net usage fee obligation to Loews of \$86,800 was estimated. However, until the \$1,390,000 revenue threshold is reached, the RDA remits more to Loews than it receives from Loews. Once the threshold level is achieved (usually by mid-summer), the RDA receives the difference between the Use Fee and the Usage Fee. A sample copy of the most recent monthly report issued to Loews is attached as reference. The first schedule is an actual year-to-date revenue and expense schedule through April, 2005. The second schedule reflects actual year-to-date figures as well as a forecast of revenues and expenses through the end of the year. Based on these projections, it is estimated that the RDA will have remitted to Loews a total of

approximately \$156,000 and Loews will have remitted to the RDA a total of approximately \$70,000 for a net difference to Loews of \$86,000 or 28% of revenues in excess of \$1,390,000.

As such, the Administration recommends amending the FY 04/05 Budget, by increasing the Anchor Garage Use/Usage Fee line item from \$86,800 to \$156,800; and further appropriating \$70,000 in available revenues from the operation of the Anchor Garage in order to reflect the gross payments required pursuant to the Garage Easement Agreement rather than the net payments that were budgeted.

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Attachments

ANCHOR SHOPS AND PARKING (16TH STREET PARKING GARAGE) MONTHLY STATEMENT OF OPERATIONS

(1) - Based on proration of annual use fee of \$580,000.

(2) - Based on 41.7% of the first \$1,390,000 of annual gross parking revenues and 28.0% of revenues in excess of \$1,390,000.

ANCHOR SHOPS AND PARKING (16TH STREET PARKING GARAGE)

MONTHLY STATEMENT OF OPERATIONS

Year-End Projections - (Oct thru April Actual - May-Sept Projected)

	Oct-04	Nov-04	Dec-04	Jan-05	Feb-05	Mar-05	Apr-05	May-05	Jun-05	Jul-05	Aug-05	Sep-05	Year-to-Date
Gross Revenue (After Sales Tax):									(3)				
Transient	\$88,600.95	\$85,208.68	\$86,304.68	\$112,249.71	\$122,302.81	\$184,858.92	\$119,298.55	\$98,098.00	\$74,747.67	100,624.29	\$21,339.95	\$42,528.02	\$1,137,159.23
Loews Valet	\$20,704.68	\$19,500.00	\$22,289.72	\$15,603.28	\$28,404.68	\$12,864.49	\$21,747.19	\$19,428.50	\$21,445.99	26,958.88	\$15,788.79	\$9,287.38	\$226,042.59
Royal Palm Valet	\$0.00	\$1,788.73	\$0.00	\$0.00	\$1,196.26	\$1,504.67	\$70.09	\$685.00	\$286.38	1,046.00	\$913.89	\$0.00	\$7,656.80
Monthly	\$28,760.00	\$30,090.00	\$30,450.00	\$30,650.00	\$30,800.00	\$30,200.00	\$30,150.00	\$29,100.00	\$29,100.00	\$28,250.00	\$1,969.00	\$27,550.00	\$233,720.00
Total Revenue:	\$136,065.63	\$136,556.41	\$139,044.40	\$158,502.99	\$182,703.75	\$229,426.08	\$171,265.83	\$147,592.50	\$125,579.83	\$156,841.77	\$39,594.53	\$73,862.40	\$1,696,578.42
Total Operating Expenses:	\$48,265.85	\$45,033.75	\$45,734.45	\$57,823.32	\$53,338.04	\$44,412.34	\$56,410.60	\$44,892.72	\$43,500.00	\$41,648.18	\$5,203.17	\$9,648.72	\$256,002.06
Net Profit (Loss):	\$87,799.78	\$91,522.66	\$93,309.95	\$100,679.67	\$129,365.71	\$185,013.74	\$114,855.23	\$102,699.78	\$82,079.83	\$115,193.67	\$34,391.46	\$33,716.68	\$1,170,576.36
Contractual Facility Fees:													
Use Fee - Loews to RDA (1)	\$48,333.33	\$48,333.33	\$48,333.33	\$48,333.33	\$48,333.33	\$48,333.33	\$48,333.33	\$48,333.33	\$48,333.33	\$48,333.33	\$48,333.33	\$48,333.33	\$578,999.86
Facility Usage Payment - RDA to Loews (2)	\$56,739.37	\$56,944.02	\$57,981.51	\$66,095.75	\$76,187.46	\$95,670.88	\$71,417.85	\$61,546.07	\$47,333.54	\$43,928.89	\$11,080.50	\$20,542.31	\$985,471.86
Loews Payments to RDA: (1)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$989.79	\$4,406.44	\$37,246.83	\$27,791.02	\$70,444.08
RDA's Payments to Loews: (2)	\$8,406.04	\$8,610.69	\$9,648.18	\$17,762.42	\$27,854.13	\$47,337.35	\$23,084.52	\$13,212.74	\$0.00	\$0.00	\$0.00	\$0.00	\$155,916.07
Net Profit (Loss) to the RDA:	\$79,393.74	\$82,911.97	\$83,651.76	\$82,917.25	\$101,511.58	\$137,676.39	\$91,770.71	\$89,597.84	\$83,078.82	\$119,646.18	\$71,838.29	\$61,886.76	\$1,085,104.36

-Year-to-Date Actual

- Forecast

(1) - Based on proration of annual use fee of \$580,000.

(2) - Based on 41.7% of the first \$1,390,000 of annual gross parking revenues and 28.0% of revenues in excess of \$1,390,000.

(3) - Revenue Threshold achieved - Facility Usage Payment reduced to 28%

RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, AMENDING THE FISCAL YEAR 2004/2005 BUDGET, OF THE MIAMI BEACH REDEVELOPMENT AGENCY, CITY CENTER REDEVELOPMENT AREA, BY INCREASING THE ANCHOR GARAGE FACILITY USE/USAGE FEE LINE ITEM FROM \$86,800 TO \$156,800, IN ORDER TO REFLECT THE GROSS PAYMENTS REQUIRED PURSUANT TO THE TERMS OF THE ANCHOR GARAGE EASEMENT AGREEMENT DATED SEPTEMBER 20, 1996, BY AND BETWEEN THE MIAMI BEACH REDEVELOPMENT AGENCY AND MIAMI BEACH REDEVELOPMENT, INC (LOEWS); AND APPROPRIATING \$70,000 IN AVAILABLE REVENUES FROM THE OPERATION OF THE ANCHOR GARAGE FACILITY FOR SAID PURPOSE.

WHEREAS, on September 20, 1996, the Miami Beach Redevelopment Agency (RDA) and Miami Beach Redevelopment, Inc., an entity affiliated with Loews Hotels Holding Corporation (Loews), entered into a Garage Easement Agreement (Agreement) that governs Loews' use of 560 parking spaces in the Anchor Garage Facility, as well as certain revenue sharing provisions between the parties, derived from the operation of the parking facility; and

WHEREAS, the Agreement provides for Loews to pay the RDA a flat annual fee of \$580,000 (Use Fee) which is paid on a monthly basis and the RDA pays Loews 41.7% of the first \$1,390,000 in revenues and 28% of any revenues in excess thereof (Usage Fee); and

WHEREAS, in the Fiscal Year 2004/2005 Miami Beach Redevelopment Agency's Budget, for the City Center Redevelopment Area, a net Usage Fee obligation to Loews of \$86,800 was estimated, representing the estimated year-end negative difference between the Use Fee and the Usage Fee remitted to Loews; and

WHEREAS, based on current projections, it is estimated that the RDA will remit to Loews a total of approximately \$156,800 and Loews will remit to the RDA a total of approximately \$70,000 in gross annual payments; and

WHEREAS, the Fiscal Year 2004/2005 Budget for the City Center Redevelopment Area needs to be amended by increasing the Anchor Garage - Facility Use/Usage Fee line item from \$86,800 to \$156,800 in order to reflect the gross payments required pursuant to the Garage Easement Agreement rather than the net payments that were budgeted.

NOW, THEREFORE, BE IT RESOLVED by the Chairman and Members of the Miami Beach Redevelopment Agency, that the Chairman and Members of the Miami Beach Redevelopment Agency hereby approve an amendment to the Fiscal Year 2004/2005 Miami Beach Redevelopment Agency's Budget for the City Center Redevelopment Area by increasing the Anchor Garage Facility's Use/Usage Fee line item from \$86,800 to \$156,800, in order to reflect the gross payments required pursuant to the terms of the Anchor Garage Easement Agreement dated September 20, 1996 by and between the Miami Beach Redevelopment Agency and Miami Beach Redevelopment, Inc.; and appropriating \$70,000 in available revenues from the operation of the Anchor Garage Facility for said purpose.

PASSED and **ADOPTED** this 8th day of June, 2005.

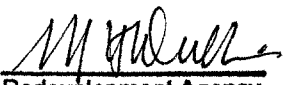
CHAIRMAN

ATTEST:


SECRETARY

**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**

T:\AGENDA\2005\JUNE8\RDABudget amd_Use_Usage_Fee_Reso


Redevelopment Agency
General Counsel

6-3-05
Date



**MIAMI BEACH REDEVELOPMENT AGENCY
AGENDA ITEM SUMMARY**



Condensed Title:

A Resolution of the Chairman and Members of the Miami Beach Redevelopment Agency appropriating and advancing \$713,000 in City Funds from Non-Tax Increment Redevelopment Agency Funds from City Center, for subsequent reimbursement by The Florida Department of Transportation, Transportation Enhancement Program (TEP) funds for the restoration and enhancement of the Collins Canal North Bank Seawall.

Issue:

Shall the Miami Beach Redevelopment Agency approve the appropriation of \$713,000 in City Funds from Non-Tax Increment Redevelopment Agency Funds from City Center, for subsequent reimbursement by The Florida Department of Transportation, Transportation Enhancement Program (TEP) funds for the restoration and enhancement of the Collins Canal North Bank Seawall?

Item Summary/Recommendation:

In 1914, the Collins Canal was dredged to connect the southern end of the Indian Creek waterway with Biscayne Bay. Over the years, this once pristine waterway has fallen into severe decline. The Collins Canal Waterway Revitalization Project will address the shoreline erosion problem in a truly innovative and environmentally beneficial manner. Crumbling seawalls will be replaced with an innovative "living seawall" system, which will closely mimic natural tidal creek shorelines which pre-existed the seawalls. Once the shorelines have been stabilized, the upland area will be developed into a public pedestrian/bicycle access path connecting the Venetian Causeway to the Beach at 21st street.

The City applied for and received \$1,426,000 in federal funding for the restoration and construction of the North Bank Seawall along Dade Boulevard. In order to receive the \$1,426,000 in federal funding, the City requires an appropriation of \$713,000 in City Funds from Non-Tax Increment Redevelopment Agency Funds from City Center, for subsequent reimbursement by The Florida Department of Transportation, Transportation Enhancement Program (TEP) funds for the restoration and enhancement of the Collins Canal North Bank Seawall.

Advisory Board Recommendation:

Financial Information:

Source of Funds:		Amount	Account	Approved
<div style="border: 1px solid black; width: 80px; height: 80px; margin: 0 auto;"></div> Finance Dept.	1	\$713,000.00	Non-Tax Increment RDA Funds from City Center # 365-2377-061357	
	2			
	3			
	4			
	Total	\$713,000.00		

City Clerk's Office Legislative Tracking:

Fred H. Beckmann- Jordanna Rubin

Sign-Offs:

Department Director	Assistant City Manager	City Manager

AGENDA ITEM 3C

DATE 6-8-05

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.miamibeachfl.gov



REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman David Dermer and
Members of the Miami Beach Redevelopment Agency

Date: June 8, 2005

From: Jorge M. Gonzalez
Executive Director

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH, FLORIDA REDEVELOPMENT AGENCY, APPROPRIATING AND ADVANCING \$713,000 IN CITY FUNDS FROM NON-TAX INCREMENT REDEVELOPMENT AGENCY FUNDS FROM CITY CENTER FOR SUBSEQUENT REIMBURSEMENT BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, TRANSPORTATION ENHANCEMENT PROGRAM (TEP) FUNDS FOR THE RESTORATION AND ENHANCEMENT OF THE COLLINS CANAL NORTH BANK SEAWALL.**

ADMINISTRATIVE RECOMMENDATION

Adopt the Resolution.

ANALYSIS

In 1914, the Collins Canal was dredged to connect the southern end of the Indian Creek waterway with Biscayne Bay. Over the years, this once pristine waterway has fallen into severe decline. The steel and concrete seawalls have crumpled and collapsed. The loss of native plant communities and the failure of the seawalls have resulted in substantial erosion of the shorelines and the undercutting of roadways and public and private structures. The erosion has also transported sand and topsoil into the waterway. Silt and sediment from the eroding shorelines have smothered marine life and clouded the water. In addition, the eroded shorelines allow rain water run-off to wash trash, debris and other pollutants into the waterways.

The loss of water quality and ecosystem destruction has resulted in the decline of manatees, dolphins, baitfish and gamefish populations that used to be in abundance within the canal. The loss of the native wetland plant communities from along the shorelines has also substantially reduced the available habitat for many key bird, reptile and animal species, including many migratory birds which utilize our area as wintering and nesting grounds.

The City applied for and received \$1,426,000 in federal funding for the restoration and construction of the North Bank Seawall along Dade Boulevard. In order to receive the \$1,426,000 in federal funding, the City must approve the appropriation of \$713,000 in City Funds from Non-Tax Increment Redevelopment Agency Funds from City Center, which will be reimbursed by FDOT. \$300,000 in matching funds has already been

appropriated from the GO Bond Seawall Fund to cover the 10% matching funds requirement.

The Collins Canal Waterway Revitalization Project will address the shoreline erosion problem in a truly innovative and environmentally beneficial manner. Crumbling seawalls will be replaced with an innovative "living seawall" system. This will entail the demolition of the old sea walls and the construction of new walls comprised of carefully intermeshed, large diameter boulders. The slope and elevation of the new boulder walls will be designed to closely mimic natural tidal creek shorelines. A geotextile liner will be installed along the eroded shoreline areas behind the new boulder walls to prevent future erosion and then the shoreline will be refilled with rich topsoil. The entire shoreline will then be replanted with native coastal plant species.

Over time, the native plantings will anchor the shorelines and minimize erosion. These shoreline areas will also become a buffer zone protecting the waterways from polluted rainwater run-off, wind blown litter and sediment. The enhanced shorelines will provide substantially more marine habitat and superior wave attenuation than the old seawalls. The new shorelines will also provide significant new habitat for birds and wildlife. As the flow of silt, sediment and polluted run-off are curtailed, and as the shoreline communities recover, water quality within the waterways will be restored and the affected marine life will recover.

Once the shorelines have been stabilized, it is the staff's intent to develop the upland area which will serve the public as a pedestrian/bicycle access path connecting the Venetian Causeway to the Beach at 21st street, to be called the Collins Canal Greenway. This will provide connections to residential areas, resort areas, civic centers, the beaches and three other regional bicycle/pedestrians trails. The Collins Canal Greenway will be an east/west connector for the Atlantic Greenway Network (AGN), which is a series of bicycle/pedestrian/greenway projects that include neighborhood trails and beach corridors.

We are currently in the final permitting phases of Collins canal, and are waiting for the issuance of final permits from the Florida Department of Environmental Protection (FDEP), the Miami-Dade County Department of Environmental Resources Management (DERM), and the Army Corps of Engineers (ACE). It is estimated to take two months to finalize these permits. Once permits have been issued, the City will issue an RFQ for the construction of the Collins Canal North Bank Seawall. Construction and restoration of the seawall will take approximately six months to complete.

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RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, APPROVING THE APPROPRIATION OF AND ADVANCING \$713,000 FROM NON-TAX INCREMENT REDEVELOPMENT AGENCY FUNDS FROM THE CITY CENTER REDEVELOPMENT AREA, FOR SUBSEQUENT REIMBURSEMENT BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, TRANSPORTATION ENHANCEMENT PROGRAM (TEP) FUNDS, FOR THE RESTORATION AND ENHANCEMENT OF THE COLLINS CANAL NORTH BANK SEAWALL.

WHEREAS, the Collins Canal, once a pristine waterway, has fallen into severe decline over the years; and

WHEREAS, the Collins Canal Waterway Revitalization Project will address the shoreline erosion problem in an innovative and environmentally beneficial manner; and

WHEREAS, the City applied for and received \$1,426,000 in Federal funding for the restoration and construction of the North Bank Seawall along Dade Boulevard; and

WHEREAS, in order to receive the \$1,426,000 in Federal funding, the City if it approves same will enter into a Local Agency Program (LAP) Agreement with the Florida Department of Transportation; and

WHEREAS, the City requires the use of \$713,000 in funds from Non-Tax Increment Redevelopment Agency Funds from the City Center RDA for this revitalization project, for which the City will receive subsequent reimbursement by FDOT.

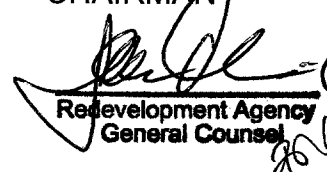
NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, that the Chairman and Members of the Miami Beach Redevelopment Agency, hereby approve and advance \$713,000 from Non-Tax Increment Redevelopment Agency Funds from the City Center RDA for subsequent reimbursement by the Florida Department of Transportation, Transportation Enhancement Program (TEP) funds, for the restoration and enhancement of the Collins Canal North Bank Seawall.

PASSED AND ADOPTED this 8TH day of June, 2005.

ATTEST:

SECRETARY

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION
CHAIRMAN



Redevelopment Agency
General Counsel
Date 6/3/05

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**MIAMI BEACH REDEVELOPMENT AGENCY
ITEM SUMMARY**



Condensed Title:

A Resolution appropriating \$105,651 in City Center RDA Funds to fund proposed contracts between the City and Neighborhood Maintenance, Inc., and Florida Lawn Service, Inc., respectively, subject to award of the contracts by the Mayor and City Commission, pursuant to Request for Approval to Award a Contract to Neighborhood Maintenance, Inc. and Florida Lawn Service, Inc., Pursuant to Invitation to Bid No. 08-04/05 for Landscape Maintenance Services for the Beachwalk, Boardwalk and Spoil Areas, in the Estimated Annual Amount of \$275,804.

Issue:

Shall the RDA Board appropriate the necessary funds?

Item Summary/Recommendation:

The purpose of Invitation to Bid No. 08-04/05 (the "Bid") is to establish a contract, with a qualified vendor for the provision of landscape maintenance services in accordance with the bid specifications.

It is recommended that Neighborhood Maintenance, Inc. be awarded a contract for the Beachwalk and Boardwalk while Florida Lawn Service, Inc. is awarded a contract for the Spoil Areas.

The maintenance period shall begin 10 days after receipt of a notice to proceed, and continue for a period of three (3) years, pending available funding. The City of Miami Beach has the option to renew the contract at its sole discretion for an additional two (2) year period on a year-to-year basis.

Neighborhood Maintenance Inc. was established in November 2003 as a Lawn/Landscape/Tree Service maintenance provider. Contractor will procure Performance Bond in the amount of \$100,000, (\$50,000 per location) and a Payment Bond in the amount of \$50,000 (\$25,000 per location) per year for the duration of the contract.

Upon award of the contracts to Neighborhood Maintenance, Inc., for the Beachwalk and Boardwalk and Florida Lawn Service, Inc. for the Spoil Areas, it is recommended that the RDA appropriate the necessary funding to the City, in the amount of \$105, 651, to fund the contracts.

Advisory Board Recommendation:

N/A

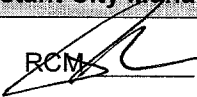
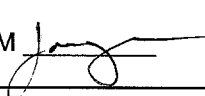
Financial Information:

Source of Funds:		Amount	Account	Approved
	1	\$170,153	011.0940.000312	
	2	\$105,651	City Center RDA	
Finance Dept.	Total	\$275,804		

City Clerk's Office Legislative Tracking:

Gus Lopez, Ext. 6641

Sign-Offs:

Department Director	Assistant City Manager	City Manager
GL _____ KS _____	RCM 	JGM 

AGENDA ITEM

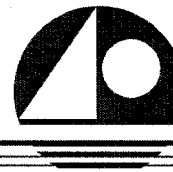
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DATE

6-8-05

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.miamibeachfl.gov



REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and **Members of the**
Miami Beach Redevelopment Agency

Date: June 8, 2005

From: Jorge M. Gonzalez
Executive Director

Subject: **A RESOLUTION OF CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY APPROPRIATING AND TRANSFERING TO THE CITY OF MIAMI BEACH \$105,651 IN CITY CENTER RDA FUNDS TO FUND PROPOSED CONTRACTS BETWEEN THE CITY OF MIAMI BEACH AND NEIGHBORHOOD MAINTENANCE, INC. AND WITH FLORIDA LAWN SERVICE, INC., RESPECTIVELY, SUBJECT TO AWARD OF THE CONTRACTS BY THE MAYOR AND CITY COMMISSION, IN CONNECTION WITH REQUEST FOR APPROVAL TO AWARD PURSUANT TO INVITATION TO BID NO. 08-04/05 FOR LANDSCAPE MAINTENANCE SERVICES FOR THE BEACHWALK, BOARDWALK AND SPOIL AREAS, IN THE ESTIMATED ANNUAL AMOUNT OF \$275,804 .**

ADMINISTRATION RECOMMENDATION:

Approve the Award.

BID AMOUNT AND FUNDING:

\$ 275,804 Funds are available from General Fund 011.0940.000312 in the amount of \$170,153; and from City Center RDA in the amount of 105,651.

ANALYSIS:

The purpose of Invitation to Bid No. 08-04/05 (the "Bid") is to establish a contract, with a qualified vendor for the provision of landscape maintenance services for the Beachwalk, (1400 – 2100 Collins Avenue) Boardwalk (2100 – 4600 Collins Avenue) and Spoil Areas (Citywide) in accordance with the bid specifications. In general the spoil area is the area west of the western edge of the dunes to the eastern edge of the coral rock wall. In areas where there is not coral rock wall it is from the western edge of the dune to the next point of city owned property contiguous to the spoil area. Specifically locations were listed in the bid documents.

The Bid was issued on March 11, 2005 with an opening date of May 5, 2005. Bidnet issued bid notices to twenty (20) prospective bidders. Additionally, the Procurement Division sent the bid announcement to the Blue Book online bidding system to further increase vendor outreach. The notices resulted in the receipt of four (4) bids.

The maintenance period shall begin 10 days after receipt of a notice to proceed, and continue for a period of three (3) years, pending available funding. The City of Miami Beach has the option to renew the contract at its sole discretion for an additional two (2) year period on a year to year basis.

In the event the City of Miami Beach exercises its option to renew beyond the initial three (3) year contract, the contract prices and any other terms the city may choose to negotiate, will be reconsidered for adjustment 90 days prior to the renewal date due to increases or decreases in labor costs; but in no event will the prices be increased or decreased by a percentage greater than the percentage change reflected in the C.P.I as published by the U.S. Department of Labor.

Based on the analysis of the four (4) bids received, Everglades Environmental submitted the lowest bid for Item #2 – Boardwalk and Item #3 – Spoil Areas Citywide, however when asked if they would accept an award of a contract for those two areas only, they stated that their bid was an “All or Nothing” bid and would not accept under those conditions. Everglades’ bid was lower than other bidders since they did not include a price for the following items in their schedule of values: 1) Turf Mowing; 2) Grass Trimming and Edging; and 3) Turf Fertilization.

It is therefore recommended that the RDA approve the award of a contract to Neighborhood Maintenance, Inc. for the Beachwalk and the Boardwalk and to Florida Lawn Service, Inc. for the Spoil Areas.

The Bid total for the two locations (\$161,840 from Neighborhood) and the total for the one location (\$73,890 from Florida Lawn) include 34 full service visits annually for each location. The project manager may, at his discretion authorize the Contractor to perform additional work, including, but not limited to, mowing, trimming, weeding, edging, litter pickup, repairs and replacements (“**landscape maintenance service type work under normal circumstances**”) when the need for such work arises. The Project Manager will request quote(s) from the contractor which may be negotiated as required to obtain a fair and reasonable price. Should negotiations be unsuccessful, the Project Manager may request quotes from other contractors for the additional work. Contingency funds in the amount of \$40,074 (17% of contract amount) are available for additional work.

Neighborhood Maintenance Inc. was established in November 2003 as a Lawn/Landscape/Tree Service maintenance provider. Contractor will procure Performance Bond in the amount of \$100,000, (\$50,000 per location) and a Payment Bond in the amount of \$50,000 (\$25,000 per location) per year for the duration of the contract. The Procurement Division obtained favorable references from the following agencies:

- **Spec A Dream Home, Inc.:** “Work is performed on schedule and in a neat/professional manner. I would recommend this company.”
- **Poolscape Design, Inc.:** “They consistently provide us great landscaping service. We recommend them highly.”

- **Rodwins Paving:** "The quality of work is excellent and very professional. Very detailed oriented. Excellent Company to work with".
- **Metro Construction Group:** "Their performance is excellent and very professional.

Florida Lawn has provided landscape maintenance services for the City of Miami Beach for several years. They will procure Performance Bond in the amount of \$50,000, (\$50,000 per location) and a Payment Bond in the amount of \$25,000 (\$25,000 per location) per year for the duration of the contract.

SERVICE EXCELLENCE STANDARDS: Excellent Customer Service is the standard of the City of Miami Beach. As contract employees of the City, these workers will be required to conduct themselves in a professional, courteous and ethical manner at all times and adhere to the City's Service Excellence standards.

CONCLUSION

Upon awarding of the contracts by the City to Neighborhood Maintenance, Inc., for the Beachwalk and Boardwalk and Florida Lawn Service, Inc. for the Spoil Areas, it is recommended that the RDA appropriate the necessary funding to the City, in the amount of \$105, 651, to fund these contracts.

BID TABULATION:

See attached Bid Tabulation.

ITB No. 08-04/05
Redevelopment Agency Memorandum
June 8, 2005
Page 4

			EVERGLADES ENVIRONMENTAL		NEIGHBORHOOD MAINTENANCE, INC.		FLORIDA LAWN SERVICES, INC.		SUPEROR LANDSCAPING	
Item	Description	Qty	Unit Price	Total \$	Unit Price	Total \$	Unit Price	Total \$	Unit Price	Total \$
1	BEACHWALK (1400 – 2100 Collins Ave.)	34	\$3,638.58	\$123,712.00	\$2,655.88	\$90,300.00	\$1,585.00	\$111,000.00	\$4,787.41	\$162,772.00
2	BOARDWALK (2100 – 4600 Collins Ave.)	34	\$1,384.24	\$47,064.00	\$2,104.12	\$71,540.00	\$1,190.00	\$126,210.00	\$5261.35	\$178,886.00
3	SPOIL AREAS - CITYWIDE	34	\$1,262.82	\$42,936.00	\$2,851.76	\$96,960.00	\$790.00	\$73,890.00	\$11,905.67	\$404,793.00
	Base bid:			\$213,712.00		\$258,800.00		\$311,100.00		\$746,451.00
	Percentage Discount allowed if awarded entire contract :									
	BEACHWALK (1400 – 2100 Collins Ave.)		0%	\$123,712.00	0%	\$90,300.00	1%	\$109,890.00	2%	\$159,516.56
	BOARDWALK (2100 – 4600 Collins Ave.)		0%	\$47,064.00	0%	\$71,540.00	1%	\$124,947.90	2%	\$175,308.28
	SPOIL AREAS - CITYWIDE		0%	\$42,936.00	0%	\$96,960.00	1%	\$73,151.10	2%	\$396,697.14
	Base Bid w/discount:		\$213,712.00		\$161840.00		\$73,890.00		\$731,522.00	
	17% Contingency Funds:				\$27,512.00		\$12,561.00			
	Total Award:				\$189,352.00		\$86,451.00			

NOTE: Everglades qualified their bid with an “all or none” offer, which was contrary to the Bid specifications. Additionally, Everglades omitted pricing from several schedule of value items that all bidders were required to submit pricing on.

RESOLUTION TO BE SUBMITTED

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